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Carn Entral, Brea, Camborne

## Carn Entral, Brea, Camborne

Camborne 1.5 miles | Redruth 3.5 miles | North coast 4 miles |  
Falmouth (south coast) 14 miles | Truro 15 miles | St Ives 15 miles |  
Newquay Airport 28.5 miles | Exeter (M5) 98 miles (Distances are  
approximate)

This substantial detached farmhouse which is an elevated position has four acres of land divided into paddocks and enjoys superb far reaching coastal views across the conurbation of Camborne and Redruth towards the north coast which extends from St Ives Bay along towards St Agnes Beacon.

Reception hallway | Lounge | Kitchen/dining room | Shower room | Five bedrooms | Bathroom. Annexe – Living space/kitchen, shower room and first floor bedroom and Bathroom | Gardens | Paddocks Parking | Garage | Barn

**£675,000**  
**Freehold**



## Property Introduction

Carn Entral Farm in recent years has been the subject of extensive updating and modernisation to the original property which is believed to date from the early 1800's, the main house benefits from a generous reception hall which gives access to the lounge, kitchen/diner with a Rayburn and a shower room.

On the first floor there are five bedrooms and a family bathroom. Attached to the house is a one bedroom annexe which is ideal for a teenager or house guest.

As part of the modernisation program solar panels have been installed feeding into two 15 Kilowatt battery storage packs and there is underfloor heating to a large part of the ground floor with the remainder of the house being heated by radiators fed from the Rayburn. The annexe is heated via a LPG gas combination boiler.

The property has approaching four acres of land divided into four paddocks and laid mainly to pasture and there is ample parking for six plus vehicles.

Set away from the main house is a part converted granite walled barn which has planning consent for conversion into a dwelling for all year round use and as a material start has been made, this planning consent remains 'live'.

In summary, this is an exciting property ideal for the larger family and offers scope for further enhancement.

Viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

## Location

Whilst the property is located well away from passing traffic, it is within easy reach of shops, banks and pubs/restaurants which will be found in Camborne, some one and a half miles distant. Camborne also has a mainline Railway Station with direct links to London

Paddington and the north of England and there is convenient access onto the A30 trunk road.

Carn Entral Farm is accessed by its own private access via a steep driveway (there is also a shared gated farm track).

### ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

### RECEPTION HALLWAY 30' 7" x 12' 4" (9.31m x 3.76m) overall maximum measurements

uPVC double glazed windows to front and rear and uPVC double glazed door to rear. Featuring a recessed multi-fuel stove and with exposed stone on two walls and a part beamed ceiling. Inset spotlighting, stairs to first floor with recessed cupboard beneath and underfloor heating. Two 15 kilowatt Huawei battery packs. Doors off to:-

### LOUNGE 12' 6" x 12' 1" (3.81m x 3.68m)

uPVC double glazed window to rear. Focusing on a granite lintel fireplace with slate hearth and with an open fire, inset spotlighting, underfloor heating and radiator.

### SHOWER ROOM

Part exposed stone to one wall and designed with a contemporary theme consisting of combined vanity wash hand basin with concealed cistern WC and an oversize shower enclosure with plumbed shower. Underfloor heating and shower panelling.

### KITCHEN/DINING ROOM 22' 0" x 12' 1" (6.70m x 3.68m)

Two double glazed windows and a uPVC double glazed door opening onto the side. Focusing on a recessed solid fuel Rayburn with wood mantel used for heating radiators and hot water. The kitchen area has been refitted with a range of eye level and base units having adjoining square edge working surfaces and features a 'Belfast' sink unit with mixer tap, there is an LPG and an electric 'Cookmaster' range with five burner hob and combination gas and electric oven. Extensive ceramic tiling to floor, open beamed ceiling and non-functional granite lintel fireplace.

### FIRST FLOOR LANDING

A central landing with inset spotlighting and a radiator. Ledge and brace doors open off to:-



**BEDROOM ONE 12' 6" x 12' 4" (3.81m x 3.76m) maximum measurements**

Double glazed window enjoying far reaching rural and coastal views. Part bonnet ceiling, access to loft space and inset spotlighting. Radiator.

**BATHROOM**

Double glazed window to the rear and side. Remodelled with a contemporary suite consisting of close coupled WC, pedestal wash hand basin and shower bath with plumbed shower over. Extensive shower panelling to walls, airing cupboard containing copper cylinder and radiator.

**BEDROOM TWO 13' 2" x 9' 7" (4.01m x 2.92m) maximum measurements**

Double glazed window to the rear again enjoying rural and coastal views. Inset spotlighting, two walls with exposed stone and radiator.

**BEDROOM THREE 11' 6" x 6' 8" (3.50m x 2.03m) maximum measurements**

uPVC double glazed window. Radiator.

**BEDROOM FOUR 12' 9" x 11' 10" (3.88m x 3.60m) restricted head height to two walls, maximum measurements**

Double glazed window to side and double glazed 'Velux' skylight. Part beamed ceiling, inset spotlighting and radiator.

**BEDROOM FIVE 12' 2" x 10' 1" (3.71m x 3.07m) restricted head height to one wall**

Double glazed window to the side and double glazed 'Velux' skylight. Exposed beamed ceiling, inset spotlighting and radiator.

**ANNEXE**

uPVC double glazed door opening to:-

**ANNEXE LIVING AREA 12' 10" x 11' 1" (3.91m x 3.38m)**

Double glazed window to the side. Focusing on a granite lintel fireplace housing a recessed stove, exposed stone to one wall and beamed ceiling. The kitchen area is fitted with a range of base units having adjoining roll top edge working surfaces and incorporating an inset stainless steel single drainer sink unit with mixer tap. Gas LPG cooker point, radiator and stairs to first floor. Door to:-

**SHOWER ROOM**

uPVC double glazed window to rear. Remodelled with a contemporary suite consisting of close coupled WC, pedestal wash hand basin and oversize shower enclosure with plumbed shower, extensive shower panelling to walls and wall mounted 'Alfa' LPG gas combination boiler. Radiator.

**FIRST FLOOR ANNEXE BEDROOM 13' 8" x 11' 4" (4.16m x 3.45m) restricted head height to two sides, maximum overall measurement**

Double glazed window and 'Velux' skylight. Painted stone walls and radiator.

**OUTSIDE**

Immediately surrounding the property are two enclosed gardens and there is a driveway with gravelled parking for up to six plus vehicles.

**PADDOCKS**

The paddocks are accessible through the rear or the side of the property via a yard and measure approximately four acres in total and have been split into four enclosures.

**GARAGE**

Attached to the side of the house and requiring some maintenance. Measuring approximately 28'7" x 9'6" (8.71m x 2.89m).

**BARN**

The barn which has been partly converted has a new slate roof and the external walls, which are largely granite, have been re-pointed and this now offers a considerable potential as either a holiday home or an annexe for all year round use by a family member. As part of the live planning there is the ability to install a wind turbine if desired.

**BARN ROOM ONE 14' 7" x 10' 10" (4.44m x 3.30m)**

**BARN ROOM TWO 16' 9" x 11' 6" (5.10m x 3.50m)**

**BARN ROOM THREE 24' 8" x 10' 4" (7.51m x 3.15m) maximum measurements**

**AGENT'S NOTES**

More information on the planning conditions attached to this property can be found by accessing the Cornwall Planning Register and searching for W2EA08/02009/F. The Council Tax band for the property is band 'C'.

**SERVICES**

The property benefits from mains water and mains electric. There is a private drainage system using a septic tank.





MAP's

### Top reasons to view this home

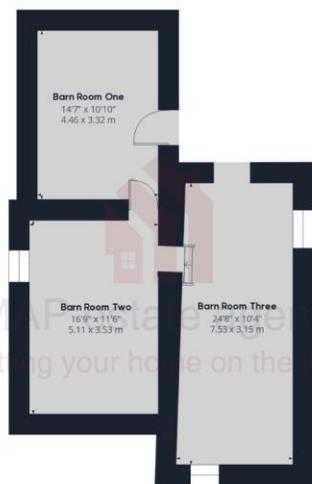
- Detached farmhouse with annexe
- Six bedrooms in total
- Extensively updated and modernised
- Elevated position enjoying rural and coastal views
- Large kitchen/dining room with Rayburn
- Solar panels with battery storage
- Underfloor heating to ground floor and radiators
- Approaching four acres of land in pasture
- Former barn with planning to convert to residential use
- Extensive parking



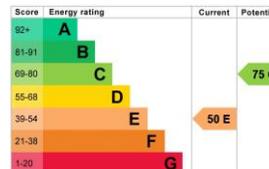
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



#### Approximate total area<sup>(1)</sup>

2133.94 ft<sup>2</sup>  
198.25 m<sup>2</sup>

#### Reduced headroom

65.38 ft<sup>2</sup>  
6.07 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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