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**Troon,
Camborne**

**£295,000
Freehold**





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Property Introduction

Situated within the desirable hamlet of Bolenowe, this semi-detached character cottage is being offered for sale with no onward chain. Sympathetically updated, there are two double sized bedrooms and a bathroom on the first floor. The sun room to the front enjoys a rural outlook across the garden, the combined lounge and dining room focuses on a floor to ceiling stone fireplace with a granite lintel housing a recessed non-functional multi-fuel stove and there are beamed ceilings and wood floors. The galley style kitchen has been remodelled and there is a utility porch. The cottage is double glazed and oil fired central heating is provided by an external 'Grant' boiler installed in 2024. The garden to the front is attractively laid out, largely lawned and features a raised deck ideal for outside entertaining. There are gardens to the rear and side with a neighbouring property having a pedestrian right of way to the rear. Set to one side is a stone faced workshop/home office which is divided into two rooms and has power and light connected. Parking is available for two cars to the front of the garden. To summarise, a superbly presented character home which warrants a closer inspection to be fully appreciated and a viewing of our interactive virtual tour is strongly recommended.

Location

The cottage is situated in the secluded and picturesque hamlet of Bolenowe which offers all the benefits of a rural location with its extensive network of footpaths giving immediate access to the surrounding countryside. Within a mile, is the village of Troon which has a range of day to day shopping outlets and there is schooling for younger children. The nearest major town, Camborne, is located within three miles and here is a comprehensive range of shopping outlets, schooling for older children, access to the A30 trunk road and a mainline railway station with direct links to London Paddington and the North of England. Falmouth on the south coast which is Cornwall's university town will be found within nine miles and Truro, the administrative and cultural centre of Cornwall is within thirteen miles.

ACCOMODATION COMPRISES

uPVC double glazed door opening to:-

SUN ROOM 20' 6" x 5' 7" (6.24m x 1.70m)

With dwarf walls and having uPVC double glazed windows on two sides enjoying a rural outlook across the garden. Double glazed glass roof, ceramic tiled floor and one wall with exposed stone, glazed door to:-

LOUNGE/DINER 22' 0" x 11' 10" (6.70m x 3.60m)

With two uPVC double glazed box sash windows to the front. The lounge area focuses on a floor to ceiling granite lintel fireplace with a tiled hearth housing a non-functional multi-fuel stove. To the

dining area there is a non-functional wood burning stove which is recessed and set on a slate hearth. There are open beamed ceilings and attractive wood flooring. Two radiators. Under stairs storage cupboard and ledge and brace door opening to:-

REAR VESTIBULE

With turning stairs on first floor and featuring a uPVC double glazed window to the rear on the half landing. Door to:-

KITCHEN 11' 6" x 7' 1" (3.50m x 2.16m)

uPVC double glazed to rear. Refitted with a range of gloss white base units having adjoining roll top edge working surfaces and incorporating a stainless steel single drainer sink unit with mixer tap. Built-in 'Hotpoint' eye level double oven, inset 'Hotpoint' ceramic hob with stainless steel hood and splash back over and a radiator. Squared archway through to:-

SIDE VESTIBULE

With uPVC double glazed door to the front and uPVC double glazed window to side. Space and plumbing for automatic washing machine, space for fridge over and shelved cupboards.

FIRST FLOOR LANDING

A central landing with ledge and brace doors opening off to:-

BEDROOM ONE 12' 2" x 11' 4" (3.71m x 3.45m)

uPVC glazed double box sash window to the front enjoying a rural outlook and with a double glazed Velux roof light. Part vaulted beamed ceiling with access to storage to one part of the eaves, extensive range of wardrobe and storage to one wall and with an attractive wood floor. Spotlighting and radiator.

BEDROOM TWO 11' 11" x 9' 6" (3.63m x 2.89m)

uPVC double glazed box sash window to the front again overlooking the garden. Radiator.

BATHROOM

uPVC double glazed window to rear. Remodelled with a contemporary suite consisting of close coupled WC, vanity wash hand basin with mixer tap and panelled bath with 'Mira' electric shower over. Underfloor heating, ceramic tiled floor, towel radiator and recessed airing cupboard with shelving and radiator.

OUTSIDE FRONT

To the front the garden is enclosed and offers a high level of privacy and is largely lawned with mature shrubs. There is a part enclosed raised decked seating area, ideal for outside entertaining, timber storage shed and a gate opens on to a parking space at the bottom of the garden for two vehicles.

REAR AND SIDE

Pedestrian access leads to the rear garden from the road through the hamlet and is shared with a neighbouring property. The rear garden is largely lawned and extends to one side of the property where there is an externally mounted Grant oil fired combination boiler. Timber shed.

WORKSHOP/HOME OFFICE 11' 2" x 9' 3" (3.40m x 2.82m)

PLUS 10' 10" x 9' 4" (3.30m x 2.84m)

Of stone construction with uPVC double glazed windows to the side and a uPVC double glazed window to the front. The building has been divided into two units, has an extensive range of power sockets and an attractive wood floor. This may well suit someone looking to work from home or those with hobbies requiring a secure environment.

AGENT'S NOTES

Please be advised the council tax band from the property is band 'B'. Fibre broadband is available at the property.

SERVICES Mains water (metered), mains electric and a septic tank.

DIRECTIONS

From Camborne, head up the hill past the railway station to your right and continue for approximately one and a half miles passing through the village of beacon and on into Troon, at the centre of Troon turn left at the square at the front of the convenience store and follow the road around to the left which is signed Bolenowe. Dropping down into the hamlet of Bolenowe on your right hand side will be found a former village institute and between the village institute and number 9 a pathway leads to the rear of the cottage. If using What3words:-youthful.dignify.truth

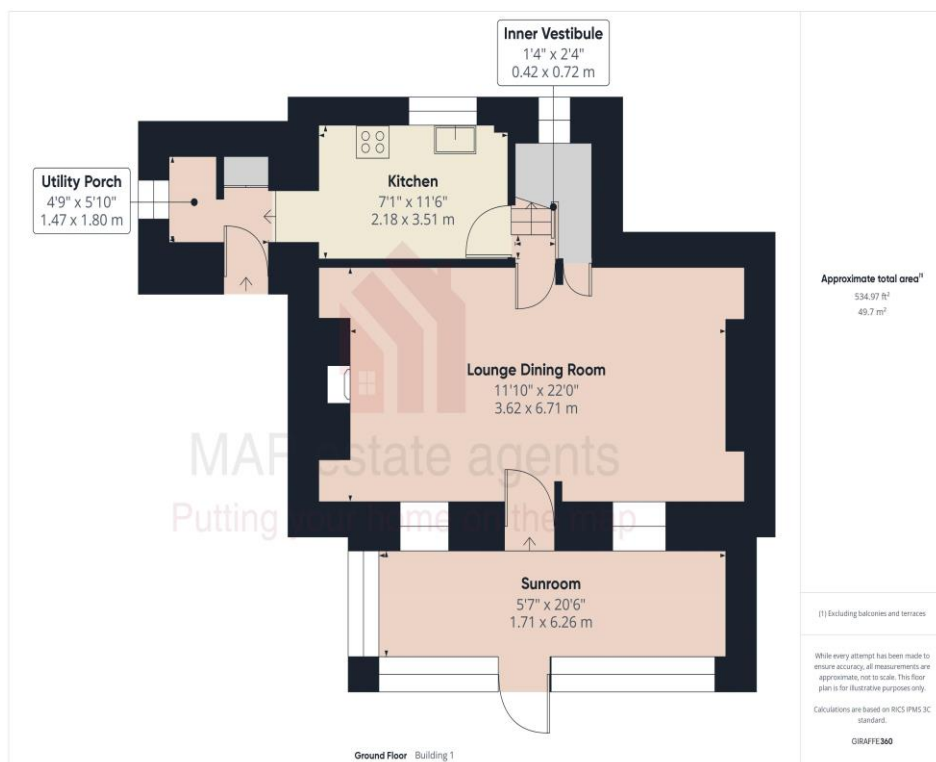


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	49	80
England & Wales EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Character semi-detached cottage
- Two double size bedrooms
- Sun room to front
- Lounge/dining room with beamed ceiling
- Restyled kitchen
- Refitted first floor bathroom
- Oil heating
- Double glazing
- Useful detached home office/workshop
- Large front garden and parking



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