



MAP estate agents
Putting your home on the map

Hangmans Hill, Troon, Camborne

Hillside Farm

Hangmans Hill, Troon

Troon village 1.3 miles | Four Lanes village 1.4 miles | Camborne 4 miles | Redruth 4 miles | Portreath 7.5 miles | Helston 8 miles | Truro city 14 miles | St Ives 15 miles | Falmouth (south coast) 16 miles | Newquay Airport 29 miles | Exeter M5 100 miles (Distances are approximate)

Surrounding this four bedroom detached cottage are nine acres of land along with a range of outbuildings, a chalet which is registered as a separate dwelling as well as a single storey barn which has lapsed planning permission to convert into a further single dwelling. Therefore, scope exists to create a fabulous home with a range of opportunities to convert and utilise the space and amount of property on offer. The land enjoys some amazing views across countryside to the North coast and is quiet and peaceful. This is your chance to own a little piece of Cornwall.

Main house – Entrance porch/conservatory | Lounge with feature fireplace | Dining room | Kitchen | Ground floor bathroom | Ground floor principal bedroom with en-suite | Three first floor bedrooms | Chalet – Lounge | Dining room | Kitchen | Bedroom | Shower room | Range of outbuildings | Extensive parking | Courtyard | Approaching nine acres of land

£775,000 Freehold



Property Introduction

Enjoying no immediate neighbours, the farmhouse we believe was built in the 1840's with further extensions in the 1980's. The farmhouse itself now would benefit from a program of updating and has a Lounge with a stone fireplace and wood burner and a separate dining room. The principal bedroom has an en-suite shower room.

Offering a huge amount of potential, anyone seeking a quintessential Cornish cottage to put their own stamp on along with the opportunity to realise further potential with the barns and outbuildings is recommended to view.

We believe the new owner of this home will wish to spend more time outside than in. The nine acres are in separate enclosures including two and a half acres of croft land which enjoys fabulous far reaching views across countryside to the north coast and sea beyond. We are told the sunsets are amazing and it is a stunning, rural position to enjoy an evening picnic.

The farmhouse has spacious accommodation on the ground floor with three bedrooms upstairs and a further bedroom on the ground floor. The cottage has oil fired central heating, is majority double glazed and has a feature fireplace in the lounge for those cold winter evenings!

The chalet has been used by the owner's daughters when growing up and has a certificate of lawfulness (PA16/09318) for a permanent independent dwelling and could be further developed or changed to suit the new owner's requirements.

There is extensive parking to the front with access to a large concrete yard where the outbuildings are contained including a 33' x 22' (maximum) storage shed with five further outbuildings – one which is used as an artist's studio by the seller. There is a further 35' detached single storey barn which has lapsed planning (PA20/03933) to convert into a one bedroomed dwelling.

Location

Situated between the hamlets of Nine Maidens, Bolenowe and the villages of Troon and Four Lanes in a rural location the cottage is set back from the road with the outbuildings directly behind and the land beyond this.

There are Primary Schools in Troon and Four Lanes with both villages having a good range of local facilities including Public Houses.

The towns of Helston, Redruth and Camborne are all within eight miles and offer a wider range of facilities, secondary schooling and recreational facilities.

The north coast, which can be seen on a clear day from the land, is approximately seven and a half miles away with the sandy beach of Portreath with a further range of beaches all within a similar distance.

ACCOMMODATION COMPRISES

Front entrance door opening to:-

ENTRANCE PORCH/CONSERVATORY 16' 9" x 5' 3" (5.10m x 1.60m)

Double glazed and overlooking the front garden, there is a further door to the outside. Door into:-

LOUNGE 16' 5" x 12' 3" (5.00m x 3.73m) plus recesses

A fabulous room with a feature stone fireplace with inset log burner. Two radiators. Beamed ceiling. Dual aspect with double glazed window to front. Stairs to first floor.

DINING ROOM 13' 2" x 7' 10" (4.01m x 2.39m) plus recess

Double glazed window to side and further window to the front elevation - the window to the side overlooking the courtyard and across to the fields. Slate floor. Double radiator. Fuse box. Beamed ceiling.

KITCHEN 11' 9" x 10' 7" (3.58m x 3.22m)

Fitted with a range of units to both base and eye level with roll edge work surfaces incorporating a stainless steel single drainer sink unit with mixer tap. 'Worcester Heatslave' boiler which serves the domestic hot water and central heating. Space and plumbing for washing machine. Space for fridge/freezer. Double glazed window to side overlooking the garden. Slate flooring. Tiled walls.



REAR PORCH

Internal door to the lounge. Slate flooring. Access to a small roof space. Coat hooks. Double glazed door to outside. Radiator.

BATHROOM

Panelled bath with wall mounted 'Triton' shower attachment over, pedestal wash hand basin and low level WC. Slate tiled flooring. Radiator. Patterned double glazed window to rear.

BEDROOM ONE 13' 1" x 11' 7" (3.98m x 3.53m)

A double room with door to outside. Two double radiators.

Access to roof space. Through to:-

EN-SUITE SHOWER ROOM

Comprising walk-in shower with wall mounted 'Gainsborough' shower unit, pedestal wash hand basin and low level WC. Slate tiled floor. Radiator. Window to rear. Tiled walls.

FIRST FLOOR LANDING

Useful deep storage cupboard.

BEDROOM TWO 13' 3" x 8' 2" (4.04m x 2.49m)

A double room with double glazed window to front. Radiator.

BEDROOM THREE 10' 1" x 9' 11" (3.07m x 3.02m) maximum measurements

Double radiator. Window to front overlooking garden.

BEDROOM FOUR 10' 4" x 7' 11" (3.15m x 2.41m)

Double glazed window to front. Radiator.

OUTSIDE

To the front of the property is a mature garden with a lawn surrounded by bushes and shrubs. Adjacent to the property and accessed up a couple of steps is the chalet. From the front garden a pretty pathway leads round to the side garden where there is a greenhouse, areas for planting, lawns and hedge borders. It is also the location for the oil tank. The property has its own entrance off the road which in turn leads to a concrete parking area for several

cars and this leads to the extensive concrete yard which has access to the outbuildings. There is a large storage barn 33'9" x 22'4", three smaller outbuildings which have slightly restricted headroom and then two further outbuildings which are currently used as the sellers studio (14'3" x 13'1" and 12'8" x 7'1"). The studio has light and power connected and all of these five outbuildings are attached to each other. There is also a further detached barn which has lapsed planning to convert into a single dwelling (PA20/03933) which is currently converted into two parts and is used as a workshop/tool store.

CHALET

The certificate of lawfulness for the chalet is in place (PA16/09318) is in place and could be changed or redeveloped subject to the normal planning consent.

CHALET LIVING AREA 18' 8" x 9' 5" (5.69m x 2.87m) maximum measurements

CHALET BEDROOM 8' 11" x 5' 4" (2.72m x 1.62m)

THE LAND

The land is located directly behind the property and is in eight separate and clearly defined parcels of 0.72 acres, 0.6 acres, 0.8 acres, 0.6 acres, 2.56 acres, 1.28 acres, 1.18 acres and 0.82 acres of croft land as already described. The land would be suitable for livestock, hobby farming or equestrian interest to utilise the extensive network of bridleways in the immediate area.

SERVICES

Mains water and mains electricity. Septic tank drainage into soakaway in the field. **AGENT'S NOTE**

The Council Tax band for the property is band 'D'.

DIRECTIONS

From the village of Four Lanes, travelling towards Helston follow the road taking the first turning right just before Nine Maidens school signposted Troon. Follow the road (B320) passing the turning to Bolenowe and the property is then located on the right hand side. If using What3words:-oxidation.spotpegs.spotmaple





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



Ground Floor Building 4



Ground Floor Building 5

Approximate total area[®]
3126.82 ft²
290.49 m²

Reduced headroom
12.01 ft²
1.12 m²

| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 64 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | 25 F | |

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE 360



Top reasons to view this home

- Detached four bedroom farmhouse of great character
- Range of outbuildings with host of potential uses
- One bedroom chalet (with certificate of lawfulness)
- Approx nine acres of land
- Lounge with wood burner and feature fireplace
- Two bathrooms
- Extensive parking and yard
- Amazing views across to the North Coast from the land – including the sea
- Convenient yet rural location
- Amazing amount of potential for buyers to create an even more special home

sales@mapestategents.com
www.mapestategents.com

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)
01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

Gateway Business Park, Barncoose, Cornwall TR15 3RQ

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.

