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Putting your home on the map

Brea Village, Camborne



## Brea Village

***“The world doesn’t come to Wheal Cottage, unless you want it to...”***

Wheal Cottage is unique, it is a property like no other.

It has personality, charm and character – that sets it apart from the rest.

Its availability on the market, offers a fantastic opportunity for someone to purchase a truly outstanding property.

Three double bedrooms | Two bathrooms | Living room | Kitchen/diner | Conservatory/Second reception room | Garage | Fitness room | Garden office | Large workshop | Freezer room | Wood shed | Summerhouse | Entertaining/BBQ patio | Sun patio | Two greenhouses | Garden shed | Gardens (the total plot size of approximately one third of an acre) | Parking for numerous cars

Camborne town centre 1.5 miles | Godrevy (north coast) 6.5 miles | Hayle 9 miles | Truro 14 miles | Falmouth (south coast) 14.5 miles | Newquay Airport 23.5 miles | Plymouth 74 miles | Exeter M5 97 miles (Distances are approximate)

**£450,000 Freehold**





## Property Introduction

It sits proudly (and very quietly) in a tranquil setting at the end of a private lane, Wheal Cottage is a splendidly presented bungalow with three double-bedrooms and two bathrooms, plus a stunning array of additional attractive features and benefits for the discerning buyer.

This beautifully maintained property, offers a completely private setting and a spectacular garden of over 1/3rd acre, with mature trees, shrubs and hedges, enjoying wonderful countryside views - plus numerous other features, including a garden office, a summer house, garden shed, fish pond and a magical Piskie trail.

The top of the property also boasts a garage, fitness/craft room, utility room, large workshop/man cave, woodshed and two greenhouses - and the bottom of the garden provides a second entrance, with feature double gate access, more outbuildings and hard parking for several cars.

There is also a BBQ/entertaining patio at the top of the garden and a south-facing sun patio halfway down the garden. Wheal Cottage is double glazed throughout and has gas central heating, delivered by a Worcester Bosch boiler. The loft is a good size and is insulated and boarded. All services are connected. All living rooms have fitted carpets.

This unique property must be viewed to be appreciated.

An early viewing is strongly advised.

## Location

Brea Village is an idyllic rural village location, completely off the tourist track, but close to the legendary North Cornish beaches and the South West Coastal Path. Portreath and Godrevy are only 15 minutes away by car

and St Ives is 35 minutes by train. The village enjoys a regular bus service.

Outdoor pursuits are readily catered for, with mine trails close by, together with the Great Flat Lode, and Tehidy Country Park with its 250 acres of protected woodland.

Major retail outlets are only a short car ride away, as is Camborne Railway Station, providing direct links to London Paddington, Bristol and the North.

Newquay Airport is only 45 minutes away by car.

## ACCOMMODATION COMPRISES

A stable-style door opens into:-

### ENTRANCE PORCH 7' 3" x 6' 9" (2.21m x 2.06m)

A dual aspect space, perfect for hanging coats and storing boots and brollies. Tile flooring.

### KITCHEN/BREAKFAST ROOM 18' 2" x 8' 6" (5.53m x 2.59m)

Recently upgraded. Upvc window facing the garden. Recessed spot down lights. Neutral coloured units and wall tiles, balance perfectly with contemporary quartz worktops and ceramic sinks, to reflect natural light. Tile flooring. A fixed seating area perfect as a breakfast area. Integrated fittings and appliances include an extractor fan with an electric hob and oven underneath. Spaces are allowed for a dishwasher, fridge/freezer and washing machine.

### LIVING ROOM 17' 3" x 10' 1" (5.25m x 3.07m)

A most inviting warm and natural primary room of great charm, where the exterior green outlook and wood burner combine well to give a lovely cosy ambiance. uPVC double-glazed sliding doors lead to a patio facing the rear garden.

### DINING ROOM/SITTING ROOM/CONSERVATORY 17' 3" x 10' 6" (5.25m x 3.20m)

A mixed-use room ideal for entertaining guests and relaxing, with a wood burner that sits between the dining area and conservatory. Could be a Dining Room & Conservatory or simply a through Conservatory. Current owners use this as a second living room.





**BEDROOM ONE 12' 1" x 10' 1" (3.68m x 3.07m) maximum measurements**  
A double-sized room with fitted wardrobes. Upvc window facing the side elevation. Sunny in the morning. Two central heating radiators.

**BEDROOM TWO 11' 1" x 8' 10" (3.38m x 2.69m) plus door recess**  
A double-sized room with walk-in storage and fitted wardrobes. Currently our client is using this room as a dressing room. Upvc window to front and recessed spot down lights. Radiator.

**BEDROOM THREE 12' 9" x 5' 5" (3.88m x 1.65m) plus recesses**  
A double-sized room with a recessed wardrobe that enjoys wonderful afternoon sun. Double aspect Upvc windows facing the garden. Radiator.



**BATHROOM**  
The modern four-piece suite is surrounded by wall and floor tiles, a heated towel rail and a vanity mirror. Comprising WC, wash hand basin set within a vanity unit. Panel bath with shower over. Upvc window to side elevation.

**SHOWER ROOM**  
A three-piece suite surrounded by wall and floor tiles. Shower cubicle with an overhead shower head, a recessed hand-wash basin with storage underneath and a WC with a low-level cistern.

**OUTSIDE**  
Set upon an elevated position with a scenic outlook over the village, Wheal Cottage has a truly breathtaking garden, with over 1/3rd of an acre of gently sloping grounds that are predominantly laid to lawn, with a winding pathway, patio terraces, a rockery and fish pond. There are two greenhouses, a summerhouse, a fully-connected office

and a timber shed. At the bottom of the garden are additional block-built outbuildings.

For those who enjoy their outside space, the top patio also boasts a fitness/craft room, a utility room, a large mancave/workshop and a wood shed, together with a single car garage. There are two access points to the property, providing separate vehicle and pedestrian entrances and parking. The main entrance is at the end of a private lane at Breaside and gives main front access to the bungalow. The second entrance is just off Chapel Hill with feature double gates that open onto a hard-standing parking area for several cars.

From here, a pathway ascends toward the bungalow.

**SERVICES**  
Mains water, mains drainage, mains electric and mains gas.

**AGENT'S NOTE**  
The Council Tax Band for the property is band 'C'. A Mining Risk Assessment was carried out by Datson Consulting on 3rd January 2024 and has concluded that the property is suitable for mortgage and lending purposes.

**DIRECTIONS**  
From the traffic lights in Dundance Lane, Pool, to the rear of the Tesco's superstore, take the turning towards Four Lanes over the railway bridge. Immediately turn right and follow the road into the village. As you drop down the hill, there is a turning on the left. Go up to the top where it meets Chapel Hill. Turn left, then immediate right up the lane across from the chapel. Go up the lane 50 yards and you will see Breaside on your left. Wheal Cottage is the last of the four bungalows at the end. Using What3Words: ordering.hazel.breached

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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Ground Floor Building 2



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Ground Floor Building 3



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Ground Floor Building 4



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Ground Floor Building 5



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Ground Floor Building 6

**Approximate total area<sup>n</sup>**  
1723.09 ft<sup>2</sup>  
160.08 m<sup>2</sup>

(1) Excluding balconies and terraces

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.

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## MAP's Top reasons to view this home

- Bungalow with garage and parking for several cars
- Elevated position with a scenic outlook over the village
- Around 1/3rd of an acre of landscaped gardens (Plot size 0.34 acres)
- Light and spacious rooms include three living areas
- Gas central heating and two wood burners
- Part-vaulted conservatory ceiling
- Secluded green outlook
- Block-built outbuildings and workshop
- Tucked away at the end of a private lane

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)

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