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**Stable Cottages,
Holman Park, Camborne**

Offers in Excess of £175,000
Leasehold





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Property Introduction**

Situated within the six acre Holman Park Estate, this character cottage forms part of the converted stable block located to the rear of the Grade II listed Georgian Rosewarne house which forms the centrepiece of this award winning gated private development. Benefiting from a light and airy living environment, this Grade II listed cottage has been extensively renovated and updated and now has two double sized bedrooms, both with vaulted beamed ceilings. The ground floor living space features a contemporary style matt white Shaker style kitchen with oak hardwood worktops complemented by engineered oak flooring and there is a stylish bathroom on the ground floor. Heating is by an energy efficient Worcester combination gas boiler. To the outside, parking is available in an adjacent parking bay and there is also visitor parking. There are six acres of formal gardens which lay behind the gated entrance to the development and these are available for the exclusive use of residents. A most attractive property which is ideally situated within central Camborne, this cottage would make an ideal first home or potentially a rental property or holiday let. Viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection of the property.

Location

Located in the centre of Camborne, the town steeped in Cornish mining history, Holman Park is a secure living environment on a grand scale! Camborne offers a choice of local and national shopping outlets, there is a mainline railway station with direct access to London and the north of England and the A30 is within half a mile. The north coast beaches at Portreath and Gwithian are within four miles and Truro, the county town of Cornwall is within fourteen miles. Falmouth on the south coast which is Cornwall's university town will also be found within a thirteen mile commute.

ACCOMMODATION COMPRISES

Part glazed stable door opening to :-

COMBINED OPEN PLAN LIVING SPACE 17' 3" x 9' 7" (5.25m x 2.92m) minimum measurements

Small pane glazed window to the front. Turning recess staircase to the first floor, engineered rustic oak flooring and the kitchen area is fitted with a range of eye level and base matt white units, having adjoining work oak surfaces and incorporating an inset one and a half bowl porcelain sink unit with mixer tap. Built-in stainless steel oven with ceramic hob and stainless steel and cooker hood over. Integrated dishwasher and integrated fridge and freezer. Victorian style radiator open beamed ceiling and space and plumbing for an automatic washing machine. Under stair storage cupboard. Door to :-

BATHROOM

Fitted with a contemporary suite consisting of a pedestal wash hand basin, close coupled WC and shower/bath with plumbed shower over. Towel radiator, inset spot lighting, part ceramic tiling to walls and ceramic tiled floor.

FIRST FLOOR LANDING

Skylight and oak doors opening to:-

BEDROOM ONE 15' 4" x 9' 5" (4.67m x 2.87m) maximum measurements

Single glazed window to the front overlooking the formal gardens. Apex beamed ceiling radiator and cupboard has access to combination gas boiler.

BEDROOM TWO 12' 0" x 7' 7" (3.65m x 2.31m) maximum measurements

Single glazed window to the front enjoying an outlook over the garden. Over stair storage cupboard and radiator.

OUTSIDE

As previously mentioned, there are extensive grounds of six acres which includes woodlands and lawn. There is a dedicated parking space for the property plus ample visitor parking available. Set to one side of the property is an enclosed shared storage facility where the property benefits from a useful storage shed.

SERVICES

This property benefits from mains water which is metered, mains electricity, mains gas and mains drainage.

LEASEHOLD INFORMATION

The property is being sold with a remainder of a 999 year lease from 2014. There is a an annual ground rent of £200 and the current maintenance charge is £1181.96 per annum which covers garden maintenance, street lighting, road maintenance, building insurance and window cleaning. External decoration is also included.

AGENT'S NOTE

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

DIRECTIONS

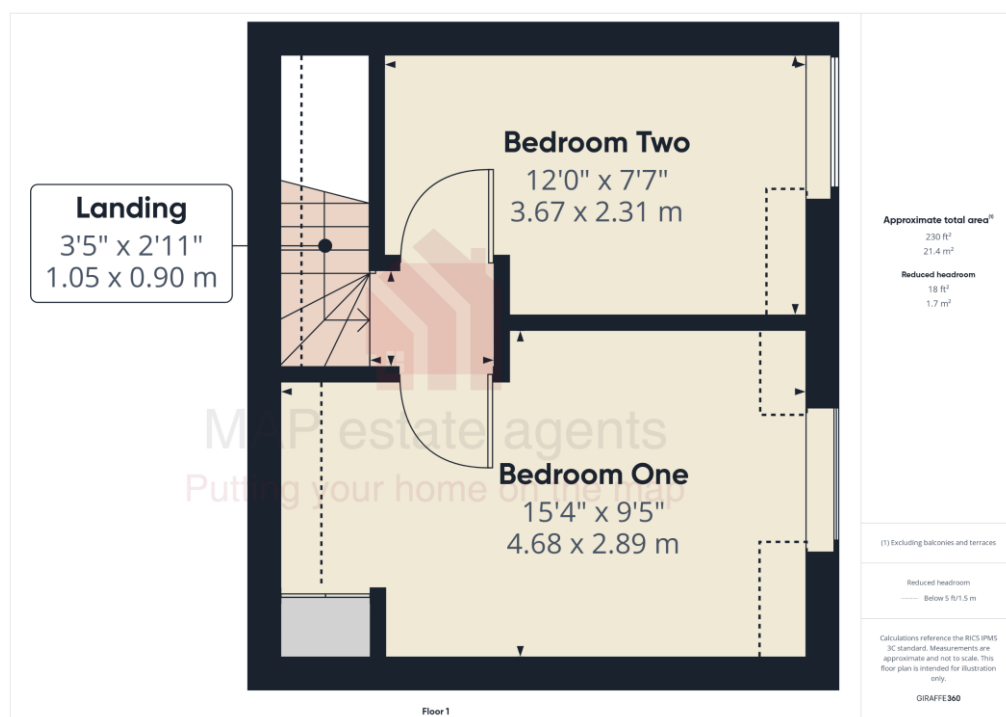
From Camborne church head towards the town, at a mini roundabout take the first exit onto Commercial Street, and take the first left into Fore Street (formerly known as Camborne Hill) with Vyvyan Street on your right, the gated entrance will be found on your right hand side. The property is situated behind Rosewarne House. If using What3words :- loaded.jogging.alley





MAP's top reasons to view this home

- Grade II listed character cottage
- Located within private grounds approaching six acres
- Two bedrooms
- Combined living space with kitchen
- Ground floor bathroom
- Gas fired central heating
- Allocated parking space
- Separate storage shed nearby
- Superb gated site within 200 yards of town centre
- Chain free sale



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