



MAP estate agents
Putting your home on the map

Black Rock, Camborne

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Camborne 4 miles | Redruth 6 miles | Hayle (north coast) 8 miles |
Penzance 15 miles | Falmouth (south coast) 15 miles | Truro 18
miles | Newquay airport 28 miles | Plymouth 67 miles | Exeter (M5)
100 miles (Distances are approximate)

Offered for sale on the open market for the first time in almost seventy years, 'Hendravossen' is a versatile cottage with scope to develop further accommodation if required. This three bedroom detached cottage, which dates from the early 1800's, is set back from the road and surrounded by its own 19 acres of gently sloping fields, in a tranquil setting with wonderful views over West Cornwall.

Conservatory | Lounge | Kitchen/diner | Three bedrooms |
Bathroom | Utility room | Wet room | Paddock | Home office |
Garage | Ground floor WC | Two detached barns with
development/commercial opportunity | Land of just over 19
acres | Virtual tour highly recommended

£875,000 Freehold



Property Introduction

Hendravossen hasn't come to the market since the 1950's and its private and tranquil setting offers both residential and commercial opportunity.

The property has been sympathetically expanded and extended with huge potential to become a thriving equestrian/livery business/cattery/boarding kennels. It is offered for sale now as a well presented, well-proportioned three bedroom detached cottage; with a further detached barn dwelling as well as a possibly commercial building giving rise to a number of business ventures. All set within its own 19 acres of gentle sloping fields.

The cottage enjoys a north/south orientation with open rural views to the rear towards the north coast and St Ives Bay. Well presented, there is a dual aspect lounge with a wood burner, a dual aspect kitchen/diner, again focusing on a wood burner and at the front is a generous conservatory. One will find a home office, utility room and a ground floor WC, there is uPVC double glazing and oil-fired central heating together with owned solar panels on the roof.

An exciting element of 'Hendravossen' is the stone barn on the approach which has planning permission to create a detached three-bedroom property with an en-suite. Adjacent to this there is a more modern structure which is 42" by 21" and has been granted permission to convert into residential use under a Class Q classification. This barn would be ideal as a workshop for those with outside interests. The paddocks which surround the property are laid to pasture, enclosed and gently sloping. A totally individual property offering a great deal of versatility and potential, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Approached via a private lane, 'Hendravossen' offers a high level of security. The nearby village of Praze is within two miles away with a range of local facilities: doctor's surgery, shop and public house. Set in the heart of the countryside you are virtually equidistant to Falmouth, St Ives, Penzance, Helston or Truro.

The towns of Redruth and Camborne are also a short car ride away and provide access to mainline railway stations, giving direct links to London Paddington and the north of the country, together with the A30 trunk road.

ACCOMMODATION COMPRISES

uPVC double glazed French doors opening to:-

CONSERVATORY 25' 6" x 8' 3" (7.77m x 2.51m)

uPVC double glazed on three sides with a uPVC double glazed door to the side. Ceramic tiled door and stone dressed wall to rear. Door to:-

VESTIBULE

Stairs to the first floor, tiled flooring and door opening to:-

KITCHEN/DINING ROOM 18' 2" x 9' 3" (5.53m x 2.82m) L-shaped, maximum measurements

Enjoying a dual aspect with uPVC double glazed windows to the rear and front. The kitchen is fitted with a range of eye level and base Shaker style units with adjoining roll top edge working surfaces and incorporating a colour co-ordinated one and half bowl sink unit with mixer tap. Built-in electric oven with ceramic hob and hood over. Breakfast bar with space beneath for fridge and freezer and with a dining area focusing on a granite lintel floor to ceiling stone fireplace housing an encased wood burning stove with back boiler. Ceramic tiled floor, understairs storage cupboard and radiator. Doors opening to:-

LOUNGE 18' 3" x 13' 8" (5.56m x 4.16m) maximum measurements

Enjoying a dual aspect with two uPVC double glazed windows to the front and a uPVC double glazed window to the rear. Focusing on a floor to ceiling granite fireplace with a recessed wood burning stove set on a slate hearth and with wood floorboards. Dado rail and radiator.

SIDE VESTIBULE

Tiled floor, access to loft and doors open to:-



UTILITY ROOM 6' 11" x 5' 3" (2.11m x 1.60m)

Dual aspect having uPVC double glazed window to the rear and side. Fitted with a base unit and with an adjoining roll top edge working surface incorporating an inset stainless steel sink unit with mixer tap. Space and plumbing for automatic washing machine and floor mounted 'Grant' oil fired combination boiler. Tiled floor.

WC

Close coupled WC and tiled floor.

REAR PORCH 5' 8" x 4' 1" (1.73m x 1.24m)

Enjoying a triple aspect with uPVC double glazed windows and a uPVC double glazed door. Tiled floor.

OFFICE 8' 5" x 6' 11" (2.56m x 2.11m)

Two uPVC double glazed windows to the side. Radiator.

FIRST FLOOR LANDING

A central landing with doors opening to:-

BEDROOM ONE 11' 4" x 9' 5" (3.45m x 2.87m) plus recess, irregular shape

uPVC double glazed window to the front enjoying a rural outlook. Part canopy ceiling, radiator.

BEDROOM TWO 13' 1" x 10' 4" (3.98m x 3.15m)

uPVC double glazed window to the front enjoying a rural outlook. Part canopy ceiling. Radiator.

BEDROOM THREE 9' 5" x 7' 8" (2.87m x 2.34m) plus recess

uPVC double glazed window to the rear with outlook across fields. Part canopy ceiling. Radiator.

BATHROOM

uPVC double glazed window to the rear. Remodelled with a pedestal wash hand basin, close coupled WC and panelled bath with plumbed shower over. Towel radiator and airing cupboard containing a copper cylinder.

OUTSIDE FRONT

The property is approached via a gravelled drive leading to the side of the cottage, the front garden is enclosed and largely lawned with a patio and mature shrubs and hedging.

GARAGE 19' 7" x 12' 0" (5.96m x 3.65m)

Attached to the property with a rear courtesy door and having an up and over door to the front.

OUTSIDE REAR

To the rear of the cottage there is an extensive Riven slatted patio together with a gravelled driveway and a turning space with parking for ten vehicles. Access from here to the fields and to the barns.

FIELDS

The fields surround the property laid mainly to pasture with secure hedging and road access. The land is just over 19 acres in total.

PUMP HOUSE 10' 11" x 7' 2" (3.32m x 2.18m)

Set to one side of the cottage with power and light connected, the pump house has a filtration system for the bore hole which supplies domestic water to the property.

DERELICT STONE BARN

With planning permission to convert to a three bedroom detached property with the principal bedroom featuring an en-suite. For further information please consult Cornwall Council Planning portal using the planning reference PA24/01237.

BARN/WORKSHOP 44' 0" x 21' 9" (13.40m x 6.62m)

Automatic roller door to the front and having power and light connected. This is a most useful space ideal for those with outside interests or if desired under a Class Q consent (ref PA/06587) there is permission to convert the property into a domestic dwelling.

SERVICES

The property benefits from mains electricity, private water supply via a bore hole with certificated filtration plant and septic tank for drainage.

AGENT'S NOTES

Please be advised that the property's Council Tax Band is band 'C'.

DIRECTIONS

From Praze An Beeble take School Road, passing the doctors surgery and Crown Primary School following this road for approximately half of a mile during which you will go around a sharp left hand bend. As you enter Black Rock, you will see water on both sides of the road, the entrance to the property will be found on the left immediately after the entrance to Cargenwen Farm. Driving down this gravelled driveway will lead you to the rear of the cottage. If using What3words:- liquids.roadblock.written



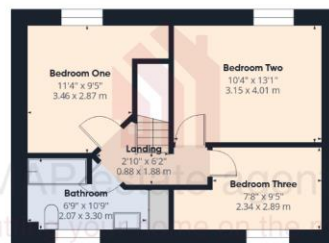


MAP's Top reasons to view this home

- Detached cottage in rural location
- Set within 19 acres
- Three bedrooms
- Lounge with wood burner
- Kitchen/dining room with wood burner
- Large conservatory to front
- Attached garage
- Barn for conversion (PA24/01237)
- Further barn/workshop for conversion (PA24/06587)
- Viewing strongly advised

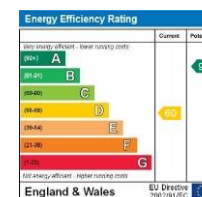


Ground Floor Building 1



Floor 1 Building 1

Approximate total area^m
2544 ft²
236.4 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Ground Floor Building 2



Ground Floor Building 3

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

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