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Roskear Croft, Camborne

£270,000
Freehold





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Property Introduction

Enjoying a rural outlook to the front and rear, this modernised terraced cottage is both light and airy and is well suited for a first time buyer or younger family seeking an attractive home away from traffic.

There are three bedrooms and a remodelled bathroom on the first floor. The lounge benefits from a floor to ceiling granite lintel fire place housing a recessed woodburning stove, there is a separate dining room and the kitchen which enjoys an outlook over the rear garden, has been refitted with a contemporary range of shaker style units with attached square edge working surfaces complemented by a slate floor continuing from the dining room.

Heating is provided by LPG gas boiler supplying radiators and there is modern uPVC double glazing.

The garden to the front sets the property back from the road and the rear enclosed garden which is largely lawned has a patio for outside seating, mature shrubs and fruit trees together with two outside store sheds.

In summary, a character property requiring a viewing to fully appreciate and we would encourage you to visit our interactive virtual tour prior to arranging a closer inspection.

Location

Roskear Croft is a small rural hamlet within one and half miles of Camborne town and some two miles from the A30 Trunk Road. Camborne offers a mix of both national and local shopping outlets, there is a mainline railway station which connects with London Paddington and the North of England and schooling is available for all ages within the town.

Truro, the administrative and cultural centre of Cornwall is within thirteen miles and Falmouth on the South coast which is Cornwall's university town is within a similar distance. The north coast village of Portreath which is noted for its sandy beach and active harbour is within three miles.

ACCOMMODATION COMPRISES

A composite double glazed door opening to :-

LOUNGE 15' 11" x 12' 8" (4.85m x 3.86m)

uPVC double glazed window to the front. Featuring a floor to ceiling stone fireplace with wood mantle and housing a recessed wood burning stove. Shelved alcoves to either side and stairs to first floor. Wood panelled door opening to :-

DINING ROOM 15' 4" x 7' 6" (4.67m x 2.28m)

With an internal window opening to the kitchen. Slate flooring, recessed shelving and cupboard housing a Worcester LPG gas boiler which was installed in March 2025. Radiator. Squared archway through to :-

KITCHEN 14' 2" x 6' 10" (4.31m x 2.08m)

uPVC double glazed door and window to the rear. Refitted with a range of shaker style eye level and base units having adjoining square edge working surfaces and incorporating an inset one and a half bowl sink unit with mixer tap. Inset Neff induction hob with cooker hood over and featuring a Zanussi double oven. Space and plumbing for an automatic washing machine and tumble dryer. Slate floor and extensive ceramic tiled splash back.

FIRST FLOOR LANDING

A central landing with a radiator. Wood panelled doors open off to :-

BEDROOM ONE 12' 9" x 8' 4" (3.88m x 2.54m)

uPVC double glazed window to the front enjoying a rural outlook. Victorian style wood fire surround with a cast iron back and radiator.

BEDROOM TWO 9' 4" x 7' 7" (2.84m x 2.31m) Maximum measurements

uPVC double glazed window to the front again enjoying a rural outlook. Loft access incorporating a loft ladder.

BEDROOM THREE 9' 3" x 6' 9" (2.82m x 2.06m) Maximum measurements

uPVC double glazed window to the rear again enjoying a rural outlook. Recessed storage.

BATHROOM

uPVC double glazed window to the rear. Remodelled with a contemporary style suite consisting of a wall hung wash hand basin with a mixer tap, close coupled wc and central fill panelled bath with plumbed rain head shower over. Extensive ceramic tiling to walls, ceramic tiled floor and towel radiator. Shelved cupboard.

OUTSIDE FRONT

To the front the garden is enclosed by low walling and is largely gravelled with raised beds and a slabbed patio.

OUTSIDE REAR

The rear garden is enclosed, largely lawned with mature shrubs and well stocked borders. Immediately to the rear of the property there is a paved patio which gives access to the recycling and bin store together with a covered LPG cylinder store. There are two further patios ideal for sitting out when the weather permits, external water supply and in addition to two storage shed, there is a further place for a storage shed should it be required. The property does benefit from a pedestrian access over the neighbours property should it be needed.

AGENT'S NOTES

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

SERVICES

The property benefits from mains water, mains electricity and mains drainage.

DIRECTIONS

From the centre of Camborne, heading out of town in a westerly direction after passing Camborne parish church on your left, take the first turning right into Wellington Road, continue on into Trelawney Road and at a staggered roundabout take the second turning into Tehidy Road, continue along the road for approximately three quarters of a mile passing under the A30 and then the road bears to the right and then take the first turning on the right which will lead you to Roskear Croft where the property will be identified by a For Sale board. What3Words Fills.Hissing.Flexibly.



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		
	33	69
England & Wales		EU Directive 2002/91/EC



MAP's top reasons to view this home

- Attractive terraced cottage in rural location
- Boardering fields to front and rear
- Three bedrooms
- Lounge with wood burning stove
- Dining room
- Remodelled kitchen
- Fully double glazed
- LPG central heating
- Generous rear gardens
- Viewing recommended



Approximate total area⁽¹⁾
410 ft²
38.1 m²

Reduced headroom
11 ft²
1 m²

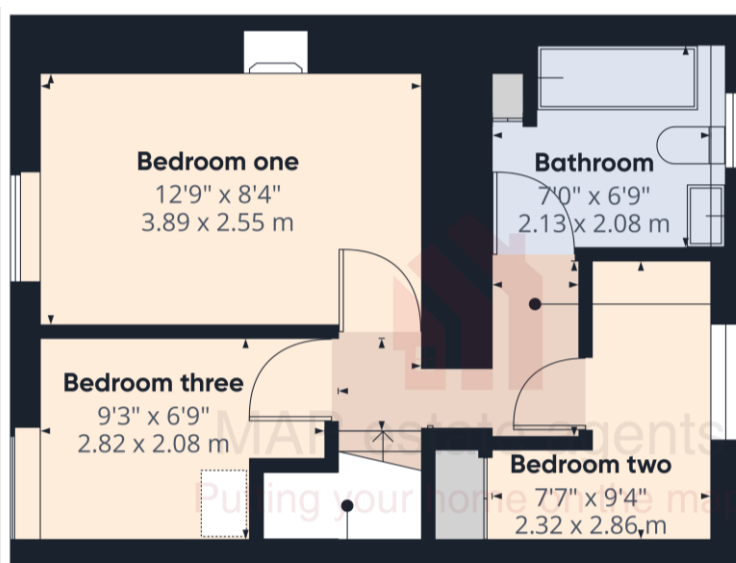
(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft 10.5 m

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

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Ground Floor Building 1



Approximate total area⁽¹⁾
294 ft²
27.3 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

Landing
2'9" x 3'2"
0.86 x 0.98 m



Approximate total area⁽¹⁾
80 ft²
7.4 m²

(1) Excluding balconies and terraces



Approximate total area⁽¹⁾
88 ft²
8.1 m²

(1) Excluding balconies and terraces

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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