



Atlantic View



Atlantic View

Carvolth, Camborne, Cornwall, TR14 9PF

Camborne 3 miles Helston 7 miles A30(T) 4 miles

A highly appealing residential smallholding with stunning landscape views to the sea in the distance

- A Must View
- Beautiful Views
- Detached Double Garage
- Pasture Land
- Freehold
- 3 Bedroom Rural Bungalow
- Enclosed Garden
- Workshop, Traditional Barn & Stables
- Total about 5.66 Acres
- Council Tax Band D

Guide Price £699,500

SITUATION

At the end of a stone lane, Atlantic View stands in an elevated countryside position enjoying the most attractive of views.

Atlantic View is well positioned to enjoy both north and south coasts of Cornwall at Carbis Bay and Mounts Bay and there is a footpath, as well as a bridleway for the riding enthusiast, which lead out from the property. The nearest town is Camborne about 3 miles to the north-east where there are junctions onto the A30(T), as well as a station on the London Paddington line.

THE BUNGALOW

The bungalow offers comfortable and well laid out accommodation which is aligned to take advantage of the tremendous views from the front Conservatory Room, Kitchen and Bedroom 2.

The front door opens to an inviting Entrance Hall with Hallway off. The main Reception Room is a well-proportioned Living Room with timber oak floor, brick arched fireplace with granite hearth and surround and with inset multi-fuel burner, and from which there are wide sliding glazed doors which open to a long front Conservatory Room with slate flowerpot shelving and triple aspect taking in the views.

Off the Living Room is a spacious Dining Room with access through to the Kitchen with a matching range of pine base and eye level units with stainless steel single drainer sink unit with polished granite worktops and with stainless steel sink unit with vegetable bowl and mixer tap, inset LPG gas rings with extractor hood over, space and plumbing for dishwasher and space for wide freestanding refrigerator freezer. (NB: The Belling cooker is excluded from the sale).



At the rear is a large Utility Room with further range of base and eye level units with single drainer sink unit as well as an oil-fired Rayburn (not currently used) set in a tiled fireplace with timber surround and mantle and doors to the outside, Cloakroom/Boiler Room and return to Hall.

Off the Hallway are three Bedrooms and a fully tiled Bathroom with P-shaped spa bath with shower and screen over, wc, modern vanity washbasin and chrome heated towel radiator and radiator. In the Hall is a trap to the roof space into which it is considered there is good potential to extend the existing accommodation if desired - subject to all necessary consents and improvements.

Outside, immediately to the front of the bungalow is a paved seating area with walled boundary and ornamental pond and, wrapping around the bungalow, are lawn gardens with Cornish hedge and shrub borders. The garden is enclosed and dog friendly.

THE OLD COTTAGE

Opposite the bungalow are the stone remains of an old Cottage which now forms an open Covered Barbeque and alfresco Seating Area.

THE DETACHED DOUBLE GARAGE

An excellent block detached double Garage with pair of electric up and over vehicular doors, workbench, natural lighting, power and electricity and RSJ beam for lifting. Adjoining is a lean-to Greenhouse with high block raised beds and irrigation system. Adjoining is a Fruit Cage and small Orchard with apple trees and cherry tree.

THE BUILDINGS

Set around concrete yards providing ample parking and turning spaces are a range of useful and adaptable buildings described in greater detail as follows:-

Stables

An L-shaped block range of purpose built stables comprising six stables with stable doors with adjoining single storey stone Stores.

Traditional Barn

A single storey stone Barn with adjoining block Store. It is considered there may be potential to convert this building to provide additional accommodation if desired - subject to all necessary consents and approvals. (NB The weather vane on the roof is excluded from the sale)

Workshop

With sliding vehicular door and high eaves, a large regular shaped Workshop building with power and electricity and with adjoining Garage with roller door, full length open Log Stores and further Field Shelter/Caravan Port.

THE LAND

The privately situated land comprises five good pasture fields with Cornish hedge borders all aligned to the north of the bungalow and buildings. In the north-western corner of the land is a most attractive wildlife pond with recreational seating areas and recreational 'Piskie Hut' for tranquil enjoyment of the area. In total, Atlantic View extends to about 5.66 acres.

TOWN AND COUNTRY PLANNING

The bungalow benefits from the grant of a Certificate of Lawfulness for Existing Use and Development (Application No. PA23/02728 19th May 2023) for the continued use of the dwelling without complying with the agricultural occupancy condition - being a condition of the original planning decision notice W2/64/18513/F.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

From the railway station in Camborne, go over the level crossing and drive up the hill towards Beacon and Troon. Drive through Beacon and onto Troon. Drive through Troon and about half a mile after leaving the village, turn right towards Praze. Continue for about half a mile and turn right towards Praze and branch right again after about 100 yards into a stone lane. At the bottom, follow around to the right into Atlantic View.

SERVICES

Private water supply. Mains electricity connected. Private drainage - traditional two chamber septic tank system. Oil-fired central heating. Double-glazed. TV and telephone points. Standard and Ultrafast Broadband available, 1-1000 mbps (Ofcom). Mobile coverage indoors – EE, Three, O2 and Vodafone are likely (Ofcom). Mobile coverage outdoors – EE, Three, O2 and Vodafone are likely (Ofcom).



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		58
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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