



Boteto Lodge



Boteto Lodge

Pendarves, Camborne, Cornwall, TR14 0RR

Camborne 2 Miles, Hayle 8 miles, Truro 17 Miles.

An outstanding Grade II Listed former gate lodge to the Pendarves Estate bordering woodland.

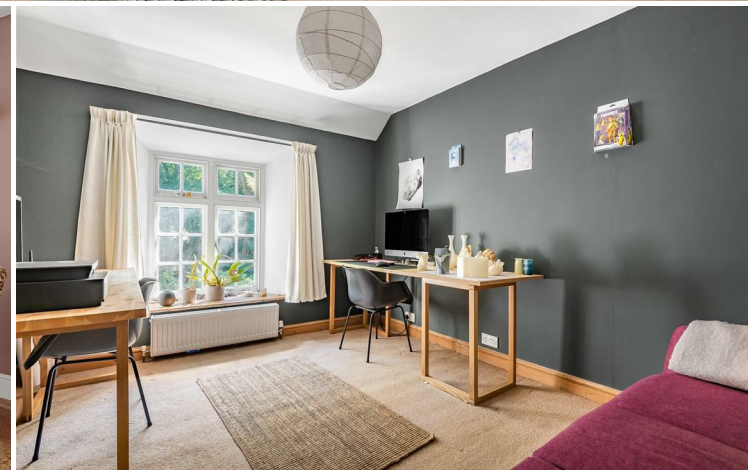
- No Onward Chain
- Entrance Hallway
- Kitchen & Utility Room
- Four Bedrooms
- Freehold
- Grade II Listed Lodge
- Sitting & Dining Rooms
- Two Bathrooms
- Studio, Gardens 0.51 Acre & Parking
- Council Tax Band E

Guide Price £585,000

SITUATION

Boteto Lodge is located in a beautiful semi-rural area adjacent to Pendarves Woods, near the town of Camborne and the charming village of Praze An Beeble. The village offers a variety of amenities, including a primary school, a pub, a post office, a pizza shop, a bakery, and a fish and chip shop.

Each July, locals and visitors enjoy the Praze Fair, featuring a parade and a local marching band. The nearby town of Camborne provides a wide range of retail, banking, and educational facilities, while the Cathedral City of Truro, approximately 16 miles away, serves as Cornwall's retail, administrative, and cultural hub. Camborne's train station, on the main line to London Paddington, is just a five-minute drive from the property. Additionally, Boteto Lodge is perfectly positioned for easy access to the stunning sandy beaches of the North Cornish Coast, with Gwithian and Godrevy only a 15-minute drive away.



DESCRIPTION

Boteto Lodge, a distinguished former gate lodge to the Pendarves Estate, features a granite facade under a slate roof and retains a wealth of traditional charm. Upon entering through the open covered porch, you are greeted by the entrance hallway, where stairs ascend to the first floor. The property includes two reception rooms: the sitting room, with a central fireplace, open grate, and slate hearth; and the dining room, which boasts a large inglenook fireplace with a granite lintel and wood-burning stove.

The newly installed modern light contemporary kitchen is a real feature of the property, offering a comprehensive range of base level units and wooden counter top with tile splashback. The dual-aspect kitchen, overlooking the rear garden leads through to the utility room, offering a stable door to the rear, an airing cupboard, a sink/drain, space for a washing machine and complimented by a new shower room completing the ground floor accommodation.

On the first floor, the landing is lit by an attractive stairwell window to the rear. The accommodation includes four bedrooms: three doubles and one single. The spacious master bedroom, with views of the rear garden, features a comprehensive range of fitted wardrobes. The recently appointed family bathroom completes the first-floor accommodation.

OUTSIDE

Enjoying a semi rural position bordering the beautiful bluebell woods and nature reserve of the Pendarves Estate, Boteto Lodge is accessed through impressive granite gate posts and stands alone in approximately 0.51 acre. The shared driveway gives access to a parking area for around three cars.

A gateway leads into the large private meadow garden at the rear, stream bordered with wooded copse. The garden has beautiful mature specimen tree and shrubs along with a circular former Victorian WC. Within the garden there is a paved patio sun terrace, wood store and Timber Studio/Office with power light and 200 mbps broadband.

SERVICES

Mains electric and water, Private drainage type unknown. Oil fired central heating.

Ultrafast Broadband Available (Ofcom)

O2 Limited signal (Ofcom)

Rivers and the sea - Medium risk of flooding

VIEWINGS

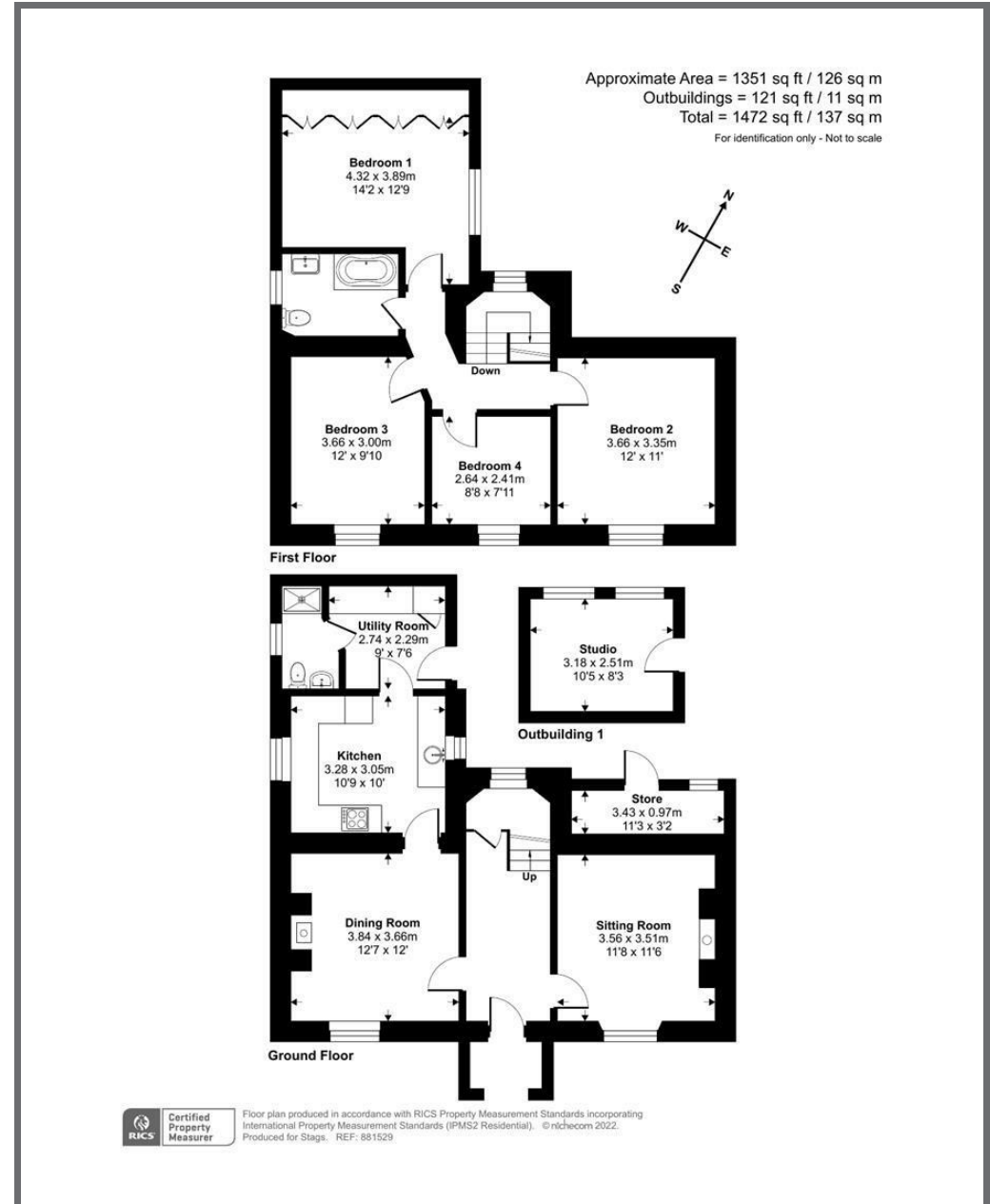
Strictly by appointment by Stags (Truro Office) on 01872 264488.

DIRECTIONS

From Truro take the A30 exiting at Camborne West Junction. Turn left and at the mini roundabout in Camborne turn right. Turn right at the mini roundabout opposite the police station and take the A3303 Camborne Road towards Praze-An-Beeble. Boteto Lodge will be evident on the left hand side approximately 5 mile after the public house.



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			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		48	77

England & Wales EU Directive 2002/91/EC

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rinchecom 2022. Produced for Stags. REF: 881529