



Gwyngala





# Gwyngala

Barrigger, Camborne, TR14 0QU

Gwithian Beach 5 Miles, Porthleven 9 Miles, Mainline Train Station 2 Miles

A well presented detached bungalow set in a large, level plot on the edge of the popular village of Baripper.

- Detached Bungalow
- Superb Gardens
- Garage
- Conservatory
- Freehold
- 3 Bedrooms
- Summerhouse
- Parking
- Patio
- Council Tax Band C

Guide Price £375,000

## SITUATION

Barrigger is an attractive rural village situated only a few miles from the north coast, nestled between Hayle and Camborne. Its place name is said to be of French origin, dating back to the 1300's known as "Beau Repere" – a "beautiful resting place".

Barrigger offers a range of local facilities and amenities including, primary school & village hall.

These are supplemented further by the town of Camborne about 2 miles to the north east. At Camborne there is a station on the London Paddington line and just to the north of the town are junctions onto the A30(T). The magnificent beaches on the North Coast are a short drive away.





## THE PROPERTY

This well presented and spacious bungalow boasts a sought-after edge-of-village location, with gardens and outdoor space on three sides, adjacent to a stream.

Entering from the south-facing front garden, you step into a welcoming hallway that leads to a dual-aspect sitting room with views of the front garden.

The original accommodation includes two double bedrooms, a single bedroom, and a family bathroom. At the rear, a superb full-width extension provides a spacious kitchen and dining room, with doors opening to a conservatory that offers abundant light and space.

## OUTSIDE

Set within a generously sized plot, Gwyngala features a south-facing front lawn, primarily laid to grass, with a side patio accessible from the conservatory and an additional rear amenity space. The gardens are bordered by a stream on one side and edged with well-established shrubs and trees.

There is parking available for several cars, with an attached garage located at the side of the property.

A useful summer house provides an additional garden room to complement the property's accommodations.

## SERVICES

Mains Water, and electric  
Private Drainage (type TBC)  
Superfast Broadband Available (Ofcom)  
EE, Three & Vodaphone Reception None  
O2 Signal Limited

The Property has a medium Floor Risk - Environment Agency.

## VIEWINGS

Strictly by prior appointment with 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. After a short distance take the right hand turn onto Barripper Road and continue into the village of Barripper. Towards the end of the village, take the left hand turn onto African Row, where Gwyngala will be evident on your right hand side.





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.



Approximate Area = 1196 sq ft / 111 sq m  
 Garage = 196 sq ft / 18 sq m  
 Outbuilding = 83 sq ft / 7 sq m  
 Total = 1279 sq ft / 118 sq m  
 For identification only - Not to scale

**Ground Floor**

**Conservatory**  
3.67 x 2.40m  
12'1" x 7'11"

**Bedroom 3**  
3.32 x 3.01m  
10'11" x 9'10"

**Bedroom 2**  
3.01 x 3.01m  
9'10" x 9'10"

**Kitchen / Dining Reception Room**  
7.93 x 2.70m  
26' x 8'10"

**Bedroom 1**  
3.94 x 3.40m  
12'11" x 11'2"

**Sitting Room**  
3.94 x 3.85m  
12'11" x 12'7"

**Summerhouse**  
3.41 x 2.28m  
11'2" x 7'6"

**Garage**  
6.01 x 3.04m  
19'8" x 10'

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Stags. REF: 1146761



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		<b>43</b>	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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