



Woodfield House and Land,



Woodfield House and

Praze an Beeble, Camborne, Cornwall TR14

ONM4

Praze an Beeble ½ mile Leedstown ½ mile Camborne 3 miles

Camborne West Junction A30(T) 4 miles

In a fine rural position, a well-presented and versatile 4-6 bedroom residence, outstanding indoor swimming pool, garage, grounds and adjoining level land - total about 4.65 acres

- Kitchen & Dining Room
- Studio Annexe
- 4 Other Bedrooms & 2 Shower Rooms
- Detached Double Garage & Other dheds
- Adjoining Level Land - Total c.4.65 Acres
- Living Room
- Main Bedroom - En Suite & Dressing Area
- Supberb Heated Indoor Swimming Pool
- Extensive Gardens
- Freehold & Council Tax Band E

Guide Price £790,000

SITUATION

In a pleasant rural area between the villages of Leedstown and Praze an Beeble, each with everyday local facilities and amenities, Woodfield House is pleasantly situated at the end of the driveway with fine rural views. The nearest town is Camborne offering supermarkets, shopping, banking, schooling, recreational facilities and station on the London Paddington line, as well as junctions onto the A30(T).

Also within easy reach are Hayle and Helston and Woodfield House is well positioned to access both the north and south coasts.

DESCRIPTION

An initial right of way leads to a private driveway with car parking and turning areas adjacent to the house and garage. (There is a public footpath which passes over the first part of the drive on southern the edge of the property away from the house and garden).

The sale of Woodfield House presents a tremendous opportunity to purchase a well-positioned country property with a fine residence offering a great deal of versatility and flexibility within its accommodation. Indeed, the house will be of interest to parties looking for a large-scale family home, or a home with adjoining accommodation suitable for a dependant relative – young or old – as well as parties looking to generate an income from holiday or residential letting.



On the ground floor, is a composite front door to an Entrance Hall with doors off to the Studio Annex, the stairs and the well proportioned Living Room. The Living Room has a multi fuel burner set into a fireplace with timber beam and large deep window with views to the front with a door which leads to the rear Kitchen and Dining Room with high quality wood effect floor.

The Kitchen offers matching contemporary units with stylish acrylic worktops with up-stands and a large breakfast bar and includes a stainless steel single sink, with vegetable bowl and drainer, and which is served by a Quooker tap; pair of Miele fan assisted built in ovens; 5 ring Neff induction hob and extract hood; and built in microwave. The food preparation area offers an outlook towards countryside at the rear. There is space for a washing machine, dishwasher, tumble drier and free standing fridge freezer. From the kitchen is access to a Boot Store Area with exterior door to the side parking and garage area. The Dining Area includes a picture window to the indoor pool and with door to a pool changing area and the large Pool Conservatory with tiled roof, insulated loft and solid ceiling. This area offers fantastic views over the lawn garden and towards open natural countryside at the rear where you can often see foxes, badgers and deer. The pool is a generous 30' x 15' of one continuous depth and has a built in LED pool light with remote control. Surrounding the pool is quality non-slip paving, a large 6 seat hot tub and a corner rainfall shower. The hot tub and pool cover are included in the sale.

The Studio Annex includes a Living/Bedroom, Kitchenette with standard oven, washing machine, space for an under counter refrigerator, circular sink and contemporary cupboards. There is also a Shower Room with a good sized shower enclosure and rainfall shower, a wc and modern washbasin & vanity unit.

On the first floor is a Family Bathroom with low rise shower tray and rainfall shower, wc and vanity unit with stylish sink. The Inner Landing leads to a Separate WC and fine Master Bedroom Suite which features a large Bedroom Area, Shower Room and Dressing Area. From the bedroom a door leads to a sunny Balcony with exterior Stairs off - there is an option for the master bedroom suite to be made into another Studio Annex with its own entrance via the Balcony area. The plumbing and wiring are all in place. Also on the first floor are 4 other Bedrooms, 2 with views to the front and 2 with views to the rear - one is currently used as a Study.

OUTSIDE

To the front and side of the house and indoor Swimming Pool are extensive level grounds laid to lawn and grass with mature deciduous trees and main hedged boundaries.

To the rear is a further area of land. (Please note that the Vendor will erect a post and two-rail fence between points A, B, C and D as shown on the plan for identification purposes only available from Stags on request or visible online).

THE DETACHED GARAGE

A good detached Double Garage, with electric roller door, power and lighting, and adjacent is a timber and bitumen felt Shed about 15' x 10', Log Store and Pumping House for the indoor pool.

THE LAND

Adjoining the gardens and grounds to the west, is a parcel of level land. A public footpath briefly runs adjacent to part of the southern boundary hedge. In total, Woodfield House extends to about 4.65 acres.

VIEWING

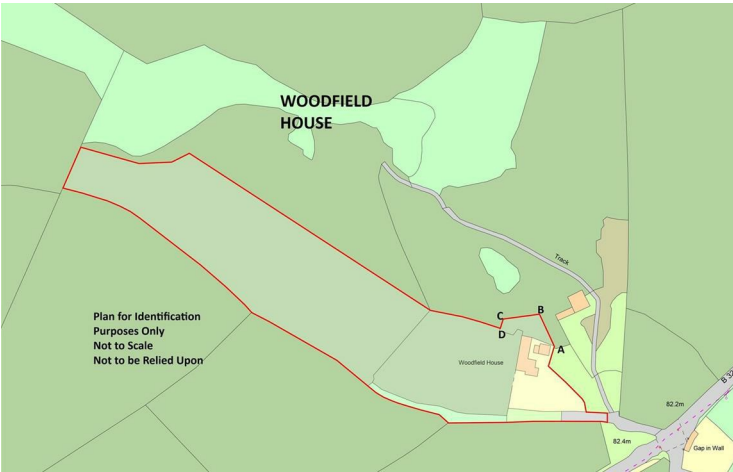
Strictly by appointment with Stags' Truro - 01872 264488. 24 hours notice required please.

SERVICES

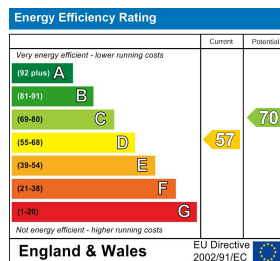
Mains water and electricity connected. Private septic tank drainage. 2 passive air systems and has an inter-linked smoke detection system. LPG gas fired central heating. The Master Suite and Studio Annex benefit from a separate dedicated heating system with large water cylinder - both areas have their own thermostats allowing the temperatures to be controlled independently. This system was installed June 2023. The main house is served by its own remote controlled thermostat and large water cylinder - which was replaced June 2023. Broadband: Standard and Superfast available (Ofcom). Mobile phone: O2, Three, EE and Vodaphone limited inside and O2, Three and Vodaphone likely to be available outside (Ofcom).

DIRECTIONS

From the centre of Praze-an-Beeble take the B3280 towards Penzance and drive out of the village. After about three quarters of a mile, pass the turning to the right, slow down and the entrance to Woodfield House will be seen on the right handside after about a further 400 yards and being (opposite the turning to the left to Drym.



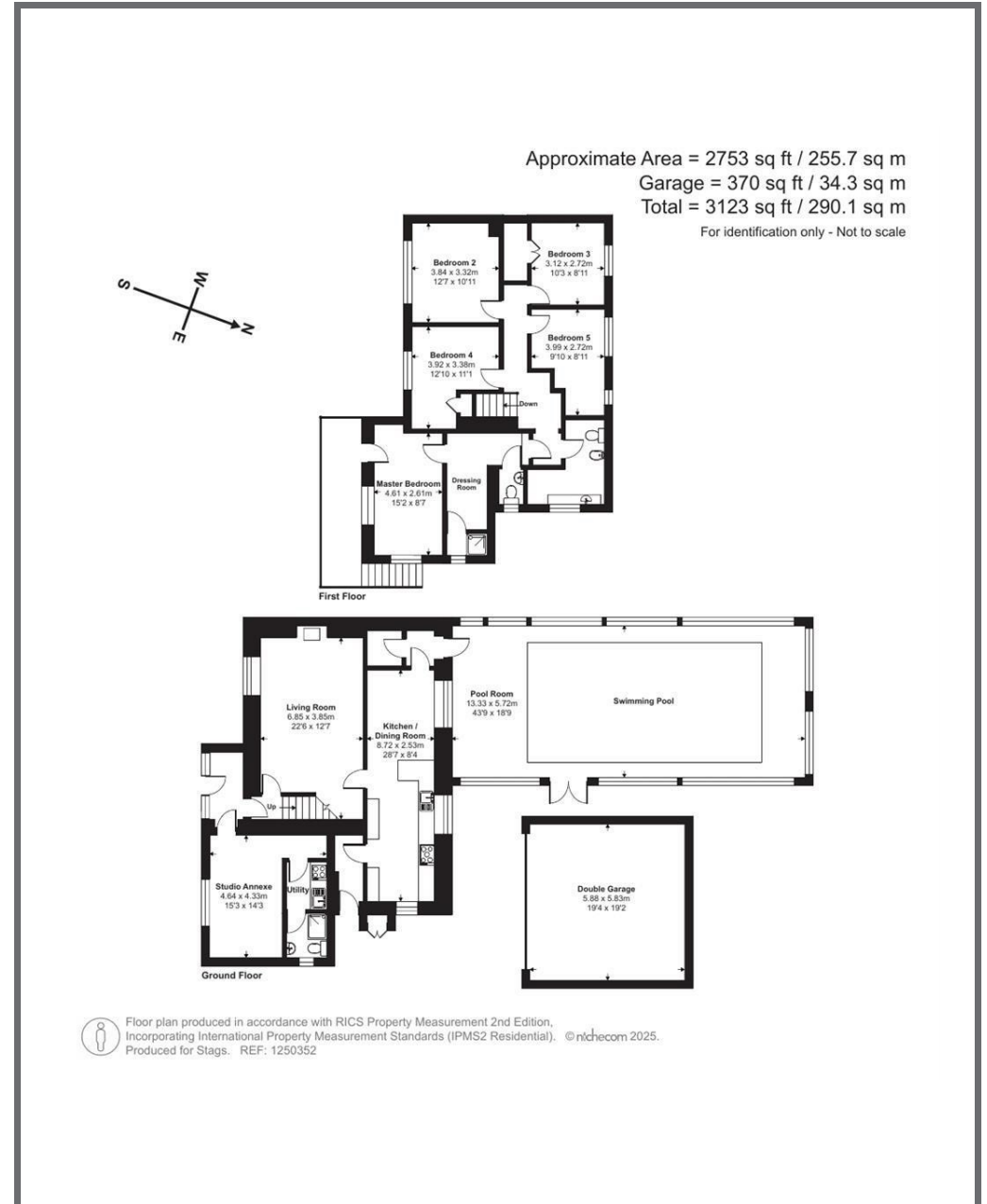
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