



Bolenowe Moor Cottage

Troon, Camborne

LODGE & THOMAS

ESTABLISHED 1892

Bolenowe Moor Cottage,

Bolenowe Lane, Troon, Camborne, Cornwall TR14 9HP

Guide Price - £555,000 Freehold

- Detached character cottage
- 4 acres of grounds
- Barns and field shelters
- Wildlife pond
- Excellent riding out

A detached two bedroom country cottage, positioned at the end of a post and rail lined private driveway, with adjoining paddocks and grounds extending to approximately 4 acres. Complemented with equestrian facilities, a stocked wildlife pond, in an area renowned for its excellent riding out.



The Property

A detached traditional cottage of stone elevations under a pitch roof with adjoining single storey extension providing an attached double garage.

Approached over a concreted post and rail lined driveway, with paddocks either side leading down to a level parking area, the cottage is entered via an entrance porch which leads into a county style kitchen with range of floor and wall mounted units with a breakfast area beyond.

Steps rise up to the living room/diner with windows and door to the front elevation and a feature fireplace housing wood burner, which provides heating and hot water. Beyond the breakfast room is a rear entrance lobby with cloakroom and a door leading into a double garage with an up and over door.

From the breakfast room, stairs rise up to a small landing with airing cupboard and doors to two double bedrooms and shower room with wc and pedestal wash hand basin. In one of the bedrooms lies a doorway leading to a large void area, providing excellent storage. Subject to planning it is felt that additional bedroom space could be created, utilising the void with a dormer extension and also the garage could lend itself for inclusion within the property or even creating a self-contained annexe.

The house is warmed via wood fire central heating and benefits from timber double glazed windows.





The property is complemented with enclosed gardens to the front and rear, predominantly laid to lawn with a vegetable garden, greenhouse and garden shed.

The land is divided into four easy to manage paddocks with a large wildlife pond, circa 0.45 acres in the northern paddock, which is stocked with Tench and Carp and attracts much flora and fauna.

Three turnout paddocks lie both sides of the driveway. Two paddocks have field shelters **7.4m x 3.6m** and **4.8m x 3m** with rainwater harvesting, are laid to pasture and gently sloping, free-draining and are ideal for the grazing of horses or indeed small livestock.

Complementing the grounds is a timber framed barn **7.3m x 6.1m** with secure tack storage/feed room on a concrete base.

EPC E Council Tax Band A

Services

Mains electricity, private water and private drainage. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

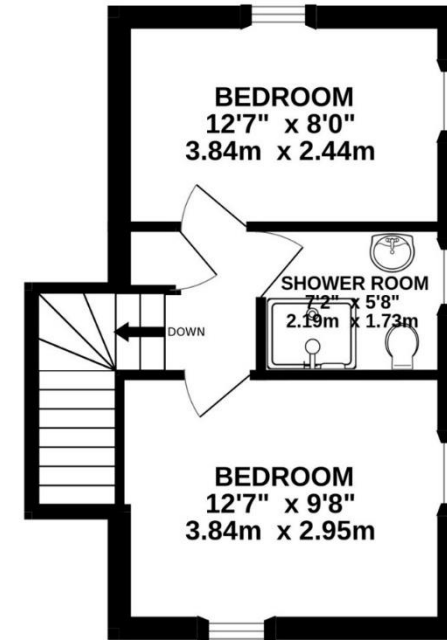
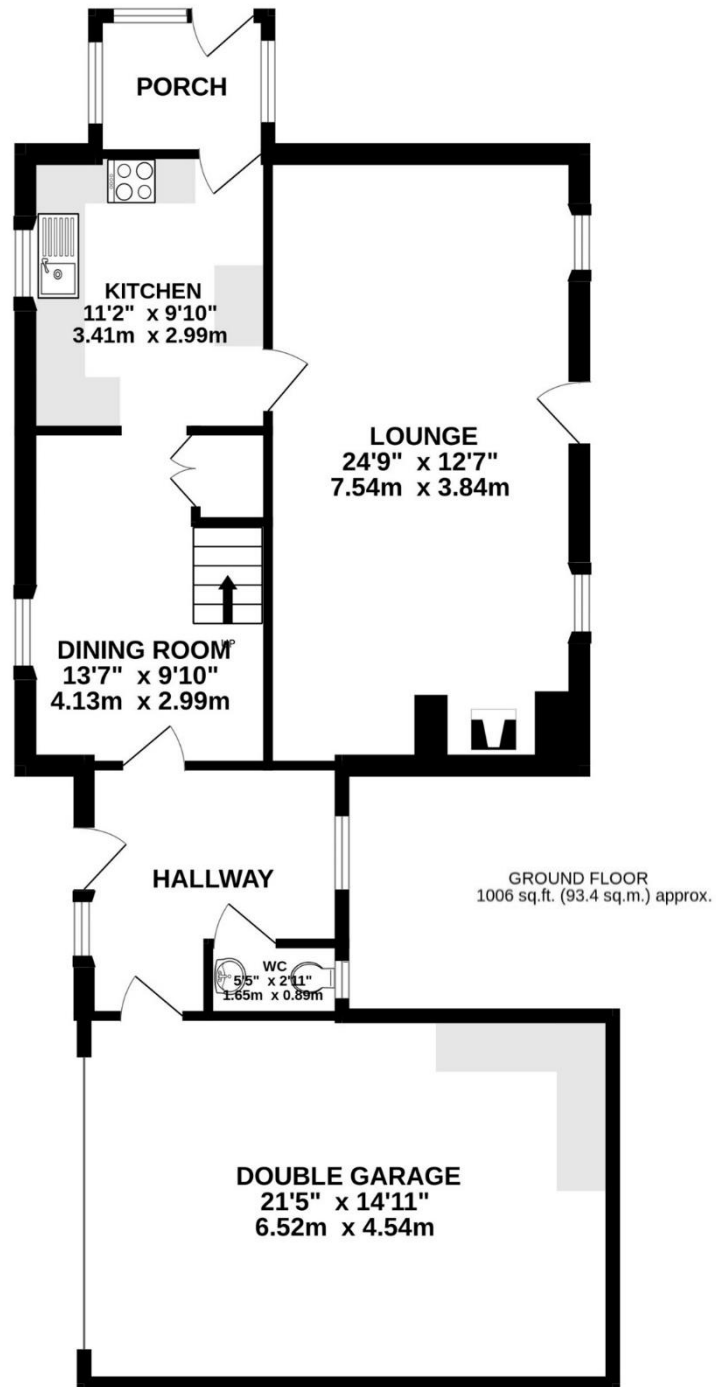
Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.





1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.

TOTAL FLOOR AREA : 1329 sq.ft. (123.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Location

Bolenowe Moor Cottage lies in a rural position approximately 2 miles south east of Camborne and approximately 1 ½ miles east of the village of Troon. Troon provides facilities for everyday requirements, to include a nursery, primary school and a village shop. Camborne boasts an extensive range of professional and retail services along with leisure, health and senior educational facilities. Camborne also provides a mainline railway station on the Penzance to Paddington line and the A30, Cornwall's main arterial route through the County, is within easy reach.

For the outdoors enthusiasts, there are numerous quite country lanes and bridlepaths with excellent riding out and scenic country walks. The north Cornish coastline, renowned for its coastal walks and surfing beaches, lies within easy reach, with Portreath, 6 miles and Gwithian, 7 miles. The County town of Truro, Cornwall's main administrative centre, approx. 15 miles distant.

Viewing

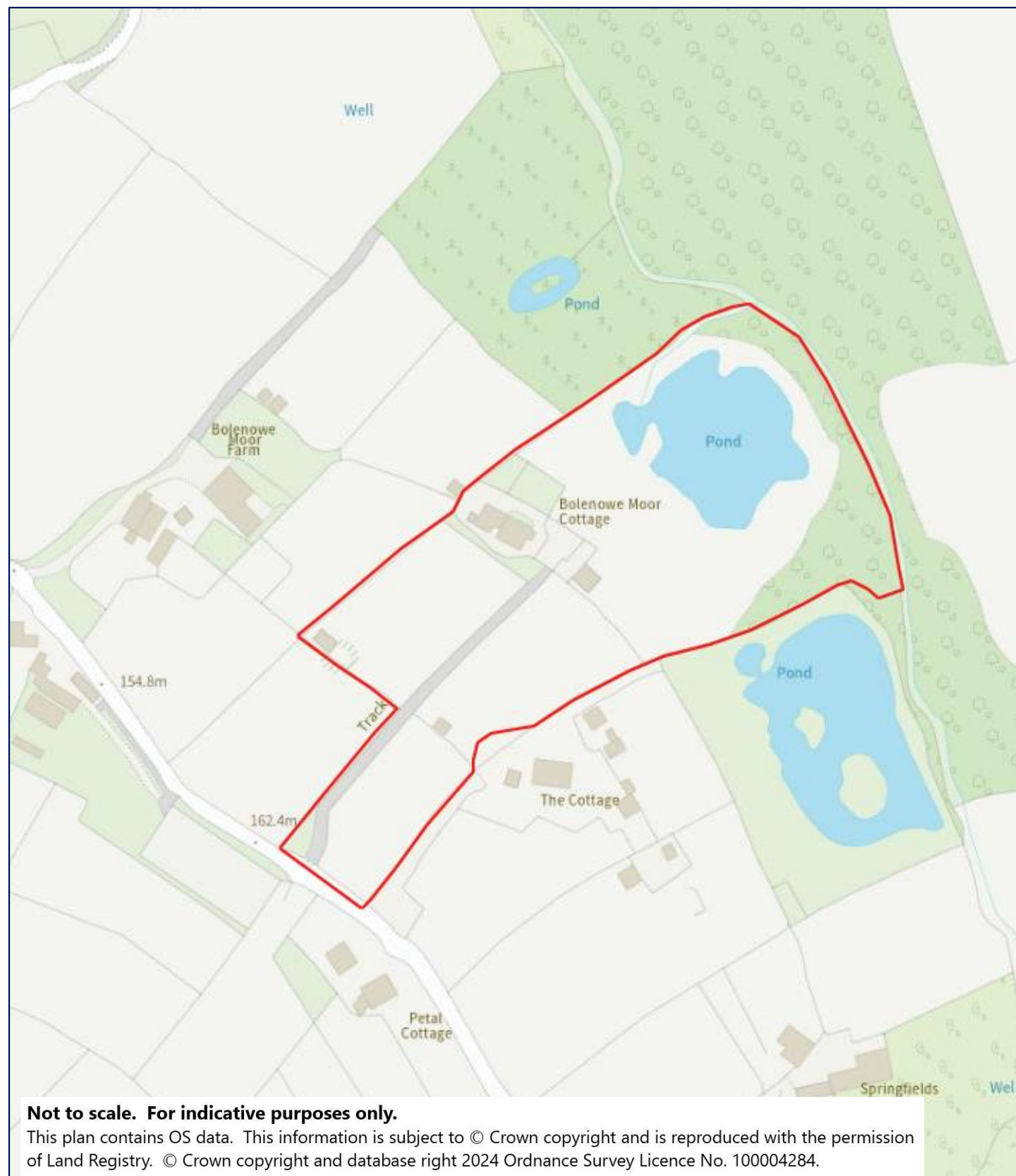
Strictly by appointment with the sole selling agent Lodge & Thomas.

Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

Directions

From Troon, follow the lane to the side of MGD Motor Tradings Limited, signed Brea, Great Flat Load and King Edward Mine for approximately ¾ of a mile, and on reaching the grass triangle, turn right and follow the lane without deviation for just under a mile and the property entrance will be found on the left hand side as marked by the Lodge & Thomas for sale board.

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01872 272722

58 Lemon Street Truro Cornwall TR1 2PY

property@lodgeandthomas.co.uk

lodgeandthomas.co.uk

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