



Sunny Brow,  
Merry Meet, Roseworthy, Camborne

LODGE & THOMAS  
ESTABLISHED 1892

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## Sunny Brow, Merry Meeting,

Roseworthy, Camborne, Cornwall TR14 0DS

### Offers in the Region of £439,950    Freehold

- Three bedrooms (master en-suite)
- Stylish re-fitted kitchen and bathroom
- Gas central heating, double glazing & solar panels
- Two useful outhouses plus shed
- Large lawn garden together with vegetable garden
- Ample parking

*A detached non estate bungalow with a sunny southerly aspect and 0.3 acre generous gardens abutting open farmland.*

#### The Property

A detached bungalow that has already been much improved with re-wiring, re-plumbing, gas central heating, a new fitted kitchen with island and integrated appliances, and a beautiful bathroom with free-standing bath and separate shower cubicle.

There remains scope for further enhancement to complete the total refurbishment with an en-suite that needs fitting out, a conservatory for re-modelling and general redecoration.







Services

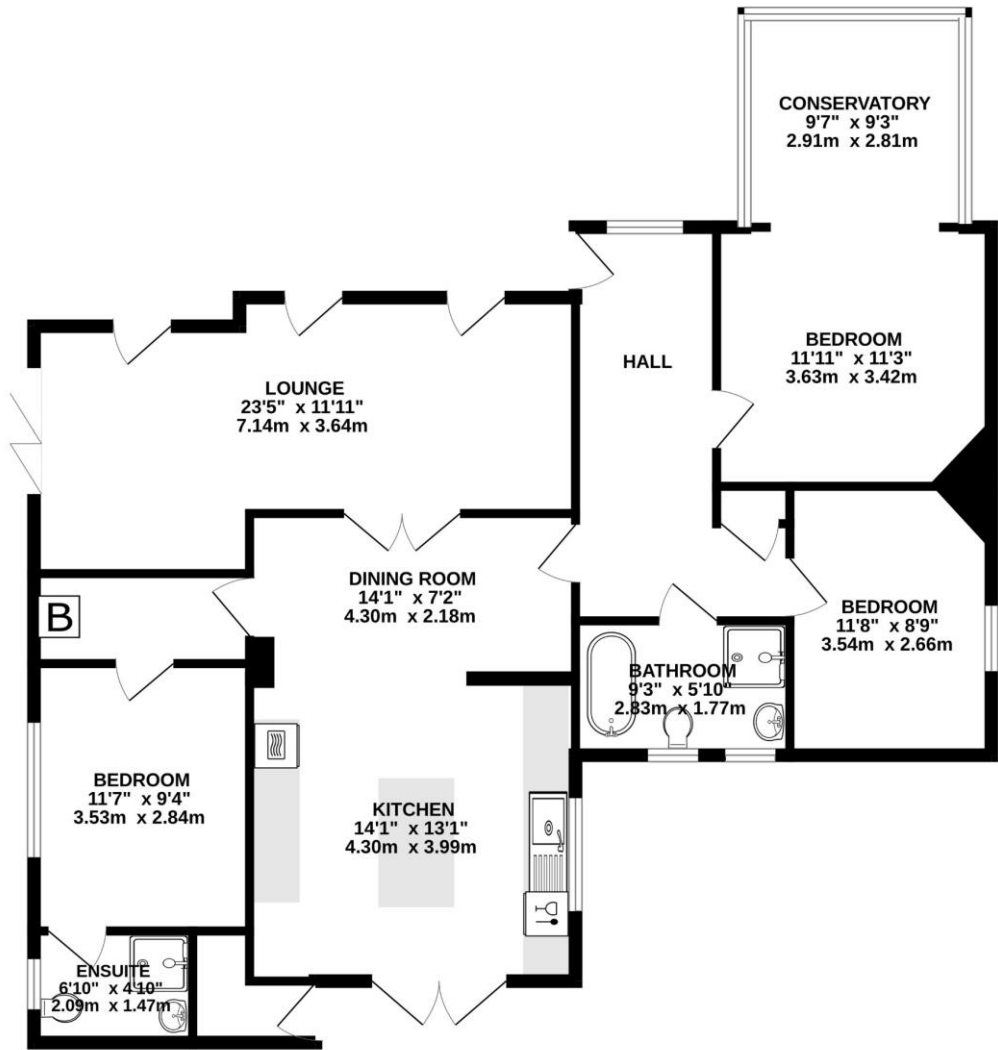
Mains electric, mains gas, mains water and private drainage are connected to the property. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

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.



TOTAL FLOOR AREA : 1205 sq.ft. (111.9 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

Merry Meeting is an incredibly central and convenient rural setting at Roseworthy between Camborne and Connor Downs. A wide range of shopping and schooling amenities are easily accessible, within a 10 minute drive as are the coast and beaches, making this an ideal family home.

Connor Downs 2 miles; Hayle 4 miles

Camborne (train station) 2.5 miles; Helston 11 miles

### Viewing

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

Tel: 01872 272722 email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

### Directions

Do not follow your satnav as it will bring you along a very rough, unmade lane.

Leave the A30 at the Treswithian Downs junction and follow the signposts for Connor Downs. After approx. 1 mile at the bottom of the hill, turn sharp right and follow the lane to the top where the property for sale will be found on the left hand side with a Lodge & Thomas for sale board.

**what3words**///euphoric.tastier.requires



**Not to scale. For indicative purposes only.**

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Valuers  
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