



18 Cathebedron Road,  
Carnhell Green, Camborne

LODGE & THOMAS  
ESTABLISHED 1892



**18 Cathebedron Road,**  
Carnhell Green, Camborne TR14 0NB

**Guide Price - £190,000    Freehold**

- End terrace cottage for modernisation
- Interesting 3 reception/2 bedroom layout
- Integral garage/workshop
- Garden with 2 outhouses
- Central west Cornwall location

*Ideal for those seeking a renovation project, this two/three bedroom end terrace cottage is located in a small popular hamlet close to Gwinear CP school.*

### **The Property**

An interesting end terrace cottage offering the opportunity to renovate and re-model the accommodation that currently comprises of an entrance hall, lounge/bedroom three, sitting room, living and kitchen at ground floor, with two double bedrooms and a bathroom at first floor.

The lounge/bedroom three has had a number of uses over time, such as a shop and a hairdressers. It forms part of an extension to the front of the house, which includes a generous garage/workshop and offers real potential for re-modelling.

Outside, there is off-road parking for one car to the front whilst to the rear, there is a useful outhouse together with a level lawned garden and two additional small outhouses.





EPC G Council Tax Band C

Services

Mains electricity, mains water, mains drainage and mains gas 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.

It should be noted that the driveway to the side of the property belongs to the neighbour and No. 18 has a right of way over it to access the rear of the property and the garden. See plan.

Particulars & Plan

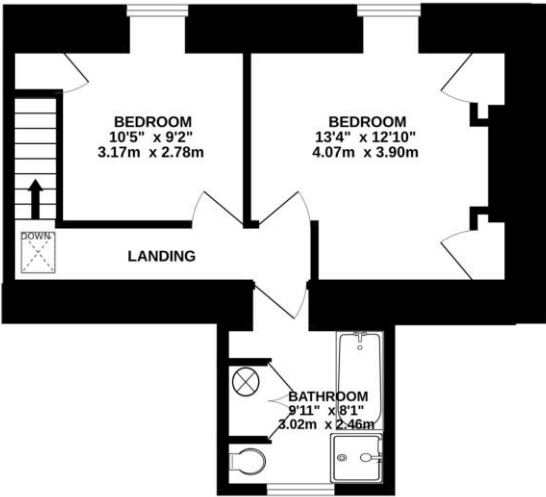
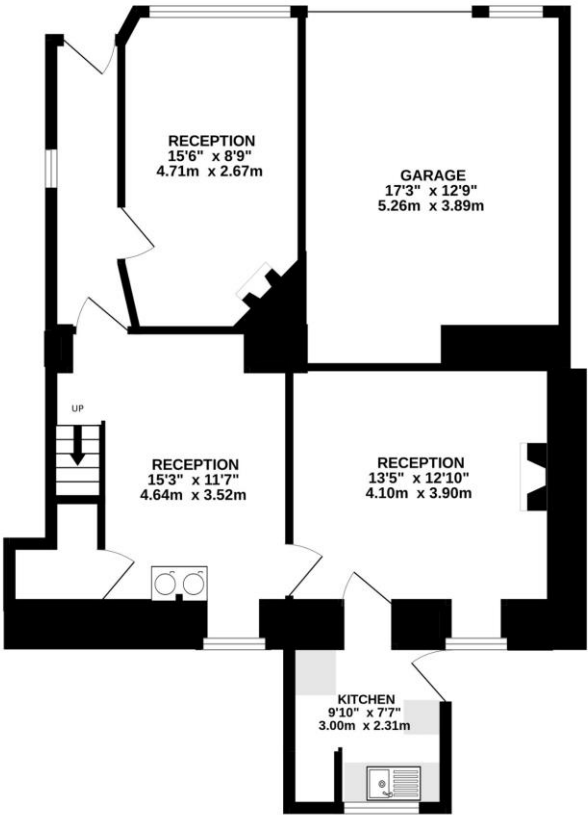
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GROUND FLOOR  
756 sq.ft. (70.3 sq.m.) approx.



1ST FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



## Location

Carnhell Green is a small hamlet between the villages of Gwinear and Barripper. It has a village shop/Post Office whilst a wide arrange of amenities including doctors surgery and schooling are to hand in nearby Connor Downs and Praise. The larger towns of Hayle and Camborne cater for virtually every daily need and each has a stop on the Paddington/Penzance railway line. The A30 at Treswithian Downs ensures east access throughout the County and for those wanting the pleasure of the north coast, the footpaths and beaches at Gwithian and Godrevy are within a 15 minute drive.

## 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

From the A30 at Treswithian Downs follow the signpost for Connor Downs. After passing the Connor Downs village sign, turn left into Gwinear Road and follow the road over the railway crossing and into Carnhell Green. Here turn right and immediately left where the property for sale will be found on the right hand side with a Lodge & Thomas for sale board.

**what3words**///reactions.crafts.hockey



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

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