



Highfield House,
Treswithian Downs, Camborne

Highfield House,
Treswithian Downs, Camborne, TR14 0BY

Guide Price - £895,000 Freehold

An interesting and highly desirable combination of a flexible four bedroom modern home with detached bungalow annexe, stabling and approaching 4 acres in an easily accessible yet rural setting between the A30 and North Cornish coast.

- 2004 built 4/5 bedroom detached family home
- Currently used as a house with 1 bedroom ground floor flat
- Detached single storey barn conversion currently used for letting
- Level plot approaching 4 acres with stabling
- Sought after central setting



Highfield House

A bright and spacious detached house built in 2000 providing individual and well-appointed accommodation. It is currently set up to provide 4 bedrooms (master en-suite) with generous lounge, kitchen and a conservatory. The detached garage has been transformed to provide a very comfortable 1-bedroom ground floor annexe with kitchen/diner and utility room, and sharing with the main house a conservatory to the front enjoying a westerly outlook across the gardens towards the paddock.

In addition to extensive domestic gardens, the 3.5 acres of paddock comprise four level natural hedge enclosures with a separate gated access. There are two smart stables in a block which incorporate a tack room and hay store, with various other useful sheds and outbuildings within the gardens.





Highfield House

EPC D - Council Tax Band E

Hideaway

EPC C – Council Tax Band A

Services

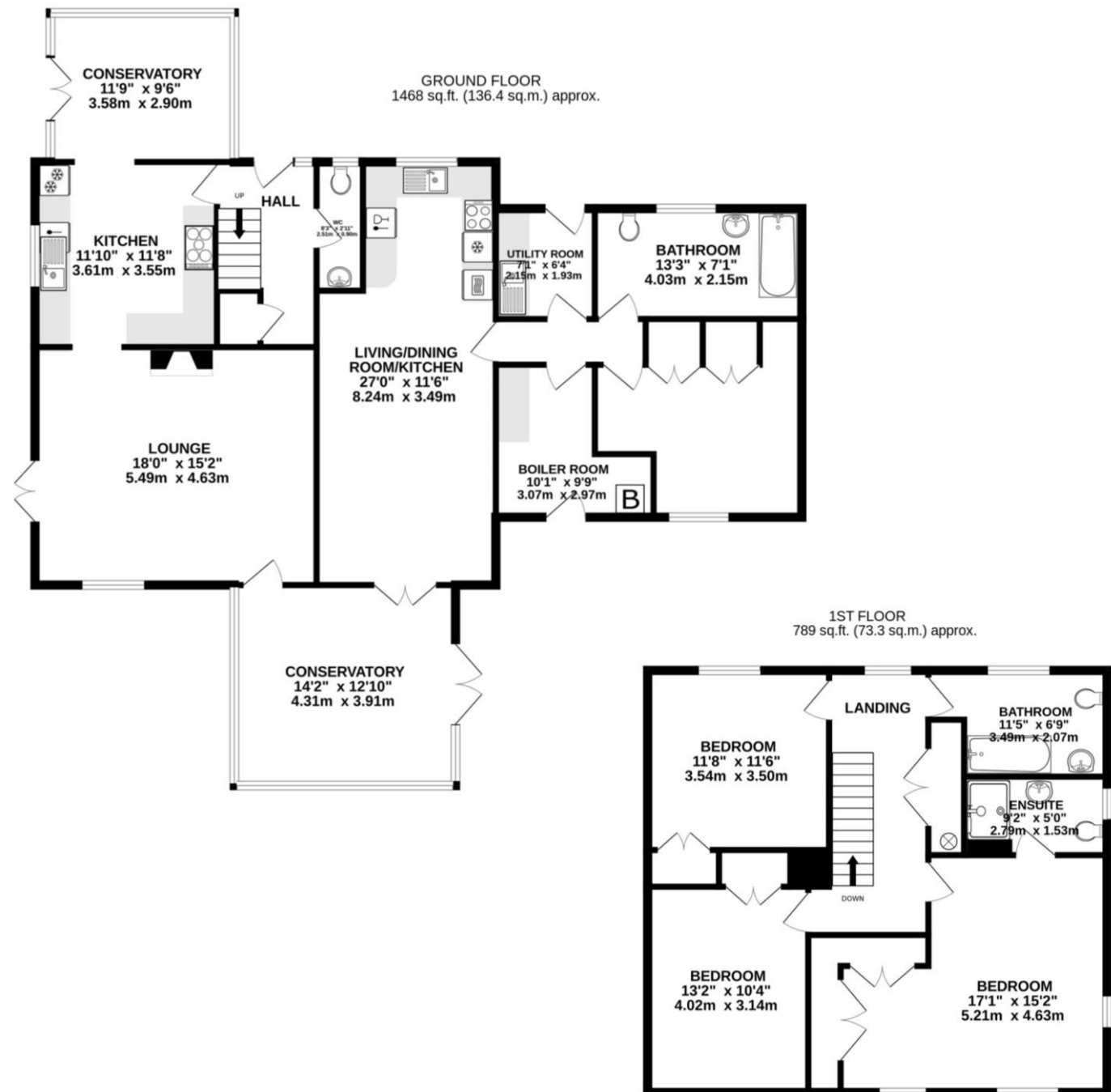
Mains water and electric are connected to the property with owner owned solar PV panels feeding into the National Grid creating a useful income. Private drainage. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries 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.

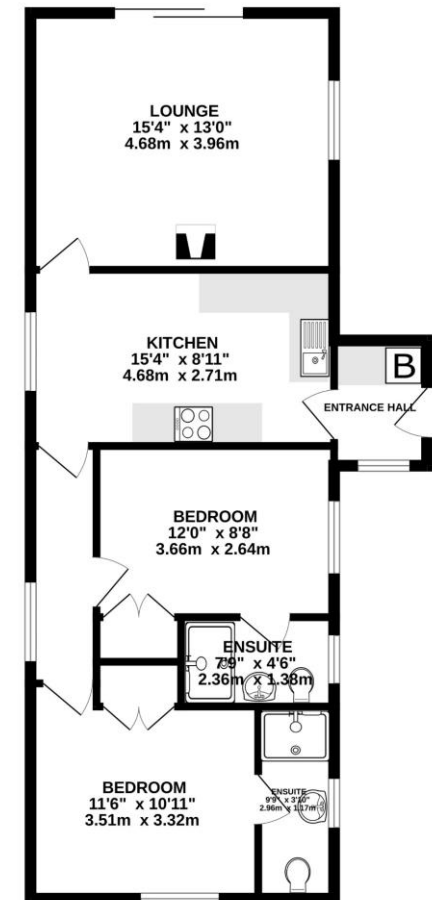




Hideaway

Situated across the expansive parking area is a detached single-storey barn conversion aptly named 'The Hideaway'. Boasting extremely comfortable and well-appointed two-bedroom accommodation it has Planning for holiday and family usage with potential to create a healthy income.

GROUND FLOOR
713 sq.ft. (66.3 sq.m.) approx.



Location

Treswithian Downs is an attractive rural location away from busy roads and built-up areas. It is though only a moment's walk from the hamlet of Kehelland where there is a highly respected primary school. Further primary and junior schooling can be found in Connor Downs, 3 miles away, together with a village filling station and convenience store. Connor Downs itself is just 1.5 miles from the larger harbour town of Hayle where there is a full range of schooling, shopping, health and leisure amenities. Here too is the stunning 4 mile long sandy beach extending along the north coast to the popular surfing beach of Gwithian. Treswithian Junction on the A30 is just 1 mile away and the many and varied amenities which include the mainline railway station in Camborne are just 2.5 miles away.

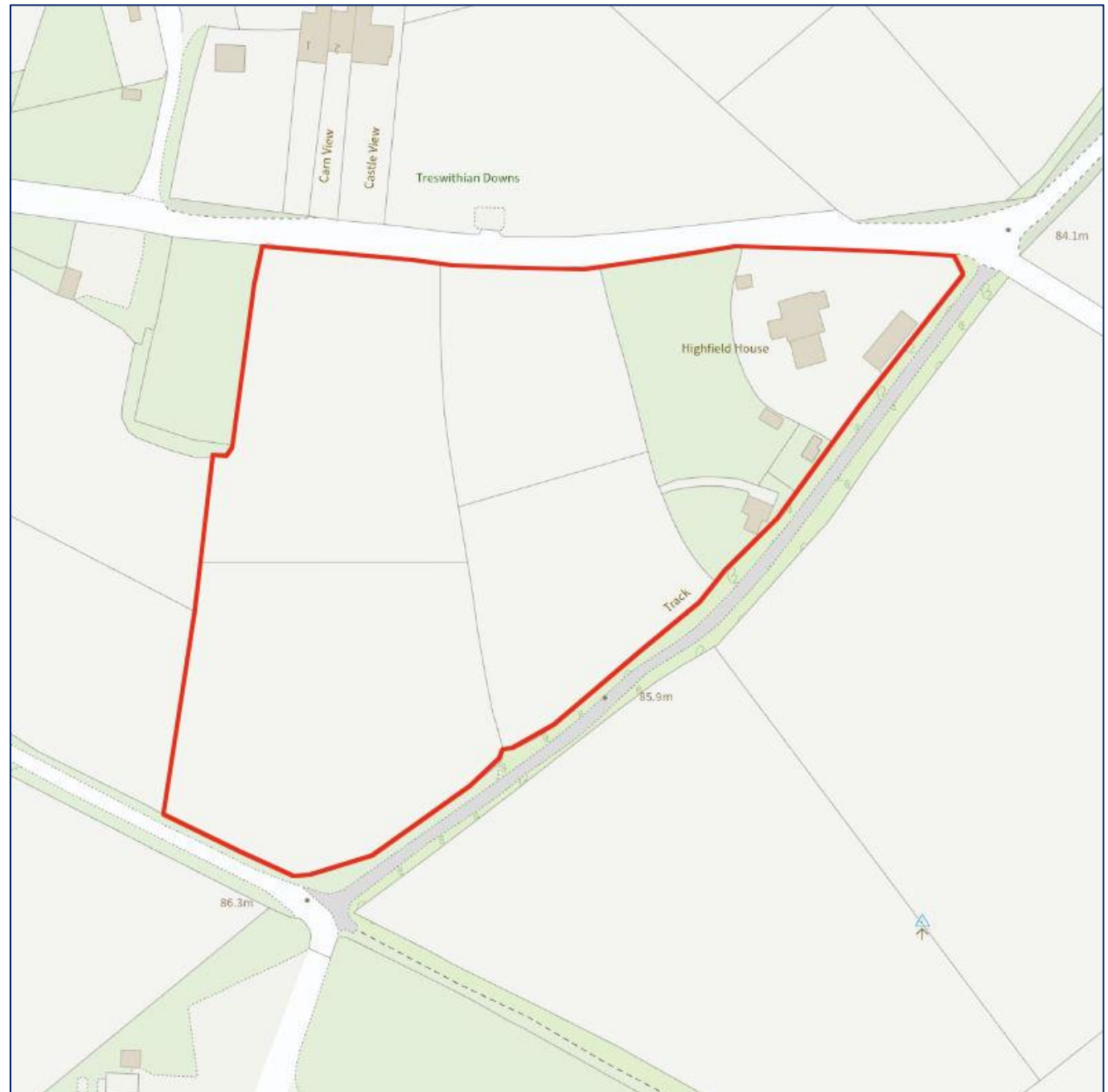
Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722
email: property@lodgeandthomas.co.uk

Directions

From the A30, Treswithian Junction, follow the signs for the A3047 across the A30 flyover. Shortly after passing the crematorium follow the road left signposted Kehelland. The property for sale will be found a short way along on the left-hand side with a Lodge & Thomas 'For Sale' board.

what3words///panel.madder.certainly



Not to scale. For indicative purposes only.

This plan contains OS data. This information is subject to © Crown copyright and is reproduced with the permission of Land Registry. © Crown copyright and database right 2025 Ordnance Survey Licence No. 100004284.



01872 272722

58 Lemon Street Truro Cornwall TR1 2PY
property@lodgeandthomas.co.uk
lodgeandthomas.co.uk

Chartered Surveyors
Estate Agents
Valuers
Auctioneers

LODGE & THOMAS

ESTABLISHED 1892