



Gernick Cottage  
Gernick, Camborne



## Gernick Cottage, Gernick, Camborne TR14 9LX

### Guide Price - £575,000 Freehold

- Bright and spacious country cottage
- Two double bedroom, two reception accommodation
- Oil-fired central heating
- uPVC double glazing & PV solar panels
- 0.6 acres of level, enclosed gardens with outbuildings
- Excellent setting, near village school, shop and A30

*A charming and extremely comfortable character home, hidden away in a quiet rural setting, yet moments from village amenities.*

### The Property

This handsome granite stone fronted detached cottage built circa 1800 has in more recent times been much improved to provide modern facilities that include a fitted kitchen and bathroom with shower. It retains character features such as the original staircase and fireplace plus oak braced and ledged internal doors.

It is fronted by a porch opening into a dining room radiating off which is a large lounge with small sun lounge, and a generous modern kitchen. There is a beautiful ground floor bathroom and at first floor there are two double bedrooms, each with wardrobes and one featuring a distinctive curved chimney breast.

The cottage has been re-roofed and includes an array of owner owned PV panels on a lucrative tariff.













The property is quietly located off a byway within a level plot of 0.6 acres. The owners have invested considerable time, effort and expense in creating colourful and interesting gardens considered ideal for children and pets.

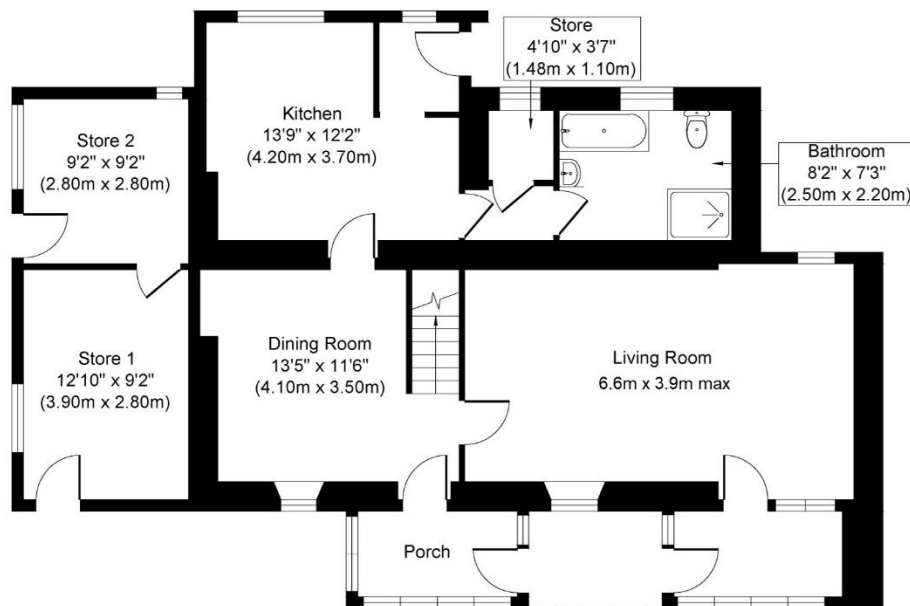
The gardens to the immediate rear are bounded on one side by a high stone wall. The area closest to the house is lawned, whilst further away is an area ideal for cultivating as either a vegetable plot or more lawn.

Attached to one side of the cottage is a very useful outhouse with a sink, stainless steel worktop and plumbing for washing machine. Nearby is a lovely workshop/studio, ideal for those either working from home or needing space for their hobbies.

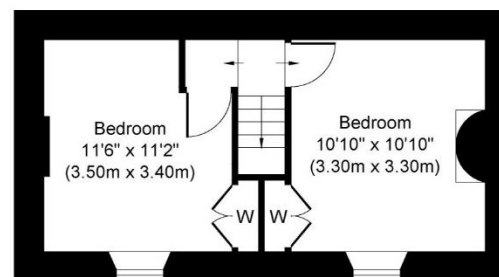
A large level lawn garden extends to the front, surrounded by mature trees for privacy and shelter, and a gate opens onto the byway. This garden has a covenant stating no dwelling or residential property.



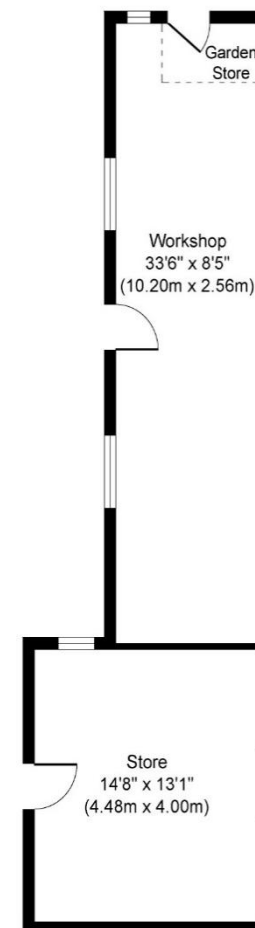




**Ground Floor**  
Approximate Floor Area  
1,104 sq. ft  
(102.58 sq. m)



**First Floor**  
Approximate Floor Area  
291 sq. ft  
(27.00 sq. m)



**Council Tax Band** C **EPC** E42

### Services

Mains electricity and water. Private drainage. None of these services have been tested and therefore no guarantees can be given.

### Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all existing 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.

## Location

Gernick Lane is a public byway,  $\frac{3}{4}$  of a mile from the centre of the popular village of Praze-an-Beeble where the local amenities include a village store/Post Office, public house, bakery, doctors surgery and respected primary school. This excellent setting between Camborne, 3 miles to the north and Helston, 7 miles to the south means that a much wider range of shopping, schooling, recreational and health facilities are within easy commuting distance, as is the county's main arterial route, the A30. The beaches and scenic coastal walks of both the north and south coast are within a short drive, whilst the cathedral City of Truro is just 17 miles away.

## Viewings

Strictly by appointment with the sole selling agents Lodge & Thomas.  
Tel: 01872 272722

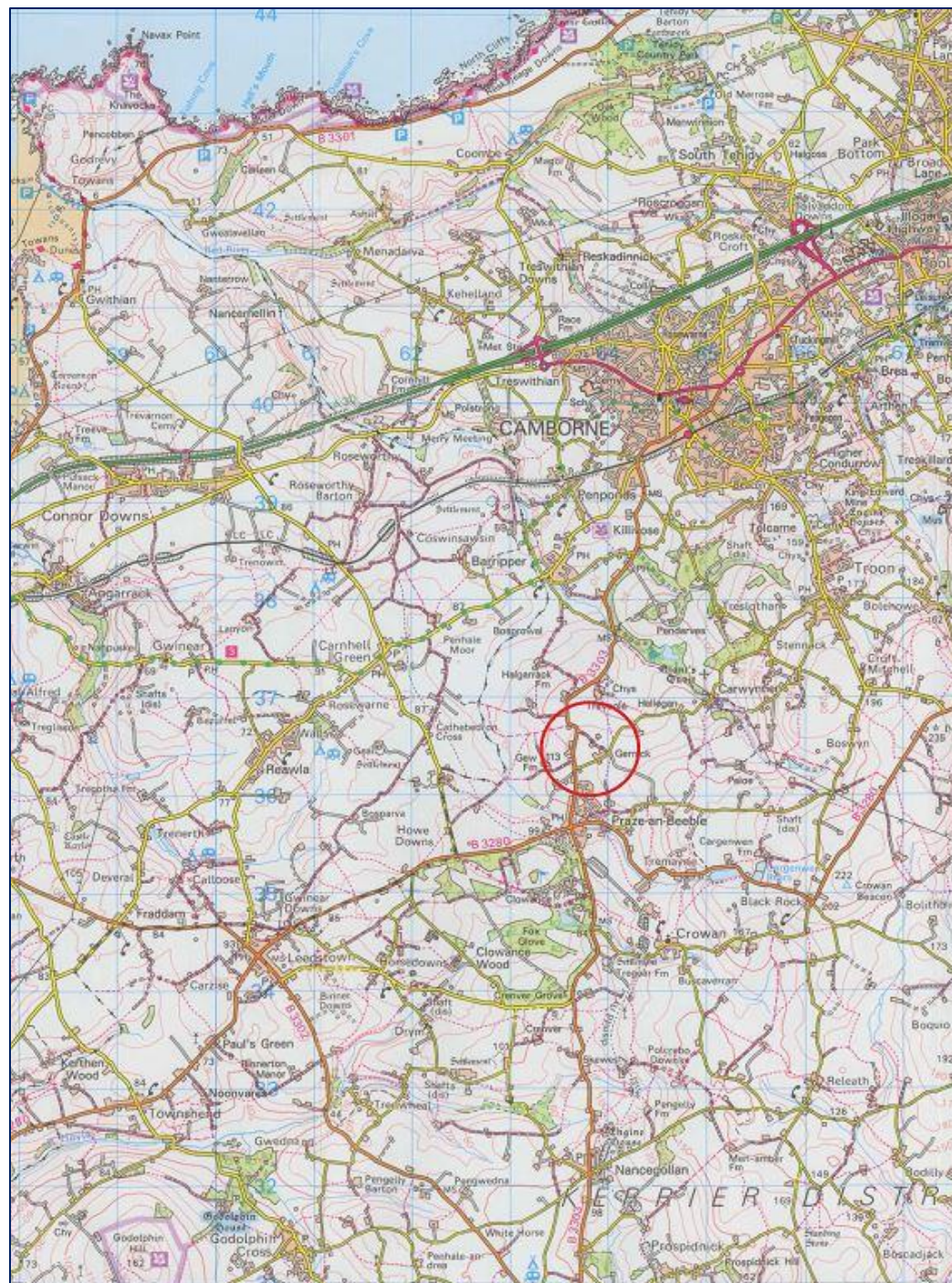
## Directions

From Camborne, head west on the B3303. Shortly after passing the garage on the right, follow the road around a sweeping left hand bend and then turn left off the right hand bend, where a Lodge & Thomas for sale board is located. The property for sale is the first on the right along this lane.

what3words:///unscathed.amphibian.owners

## Agent's Note

Planning permission was previously granted in 2005 under Application No: W2/PA05/00981/F for the erection of a first floor extension and sundeck, providing a third bedroom and ensuite over the existing kitchen. This permission has since lapsed.







**01872 272722**

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

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