



The Croft Higher Tremayne, Praze, TR14 9PH

£550,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

The Croft Higher Tremayne

- DETACHED BUNGALOW
- THREE BEDROOMS
- SET AMIDST SOME SIX ACRES
- MATURE GARDEN WITH ORCHARD
- COUNCIL TAX BAND D
- FREEHOLD
- EPC - E41







A unique opportunity to buy a three bedroom detached bungalow set amidst some six acres of beautiful rolling Cornish countryside on the fringes of the popular village of Praze an Beeble.

Although in need of some updating the property offers the basis of a lovely family home in this great location.

The accommodation in brief provides a lounge, fitted kitchen, three bedrooms w.c and bathroom, hallway and rear porch.

The property benefits from, double glazing, electrical heating and solar panels.

To the outside there is ample parking and a garage, with w.c to the rear.

The mature gardens, along with orchard although somewhat overgrown provide the opportunity for a keen horticulturist to bring them back to life and their former glory.

Praze an Beeble plays host to a range of facilities and amenities which include, a GP surgery, primary school, village shop, bakery and a public house. The nearest towns of Camborne and Helston provide a wider range of services including secondary schooling and leisure facilities. Camborne is the closest railway station on the Penzance to Paddington mainline and also affords access to the A30, the main arterial route that runs through the County. The residence lies in an area that is well regarded for its extensive riding out along local lanes and bridleways.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)
Part glazed door with glazed side panels to entrance hallway.

ENTRANCE HALLWAY

With loft hatch to roof space, door to lounge. Cupboard housing the immersion heater.

LOUNGE 21'9" x 11'8" (6.65m x 3.57m)

With open fireplace on stone hearth and surround (not tested). With windows to front, rear and side aspects.

KITCHEN/DINER 14'8" x 12'7" (4.49m x 3.85m)

Wood effect fitted kitchen with stone effect worktops incorporating a sink drainer unit, a mix of base and drawer units, wall units over, space is provided for a fridge/freezer, washing machine and cooker. Open fireplace (not tested). Large storage cupboard with door back to rear porch and part glazed back door.

BEDROOM ONE 12'8" x 10'0" (3.88m x 3.05m)

With a window to the rear aspect.

BEDROOM TWO 12'1" x 8'10" (3.7m x 2.7m)

With window to the front aspect.

BEDROOM THREE 10'0" x 8'3" (3.06m x 2.52m)

With window to the front aspect.

BATHROOM

With walk-in shower cubicle with electric shower over, tiled splashback, pedestal wash handbasin, window to the side aspect, part tiling to the walls. Tiled flooring.

W.C.

With close coupled dual flush W.C., tiled walls and floor, window to the side aspect.

OUTSIDE

To the front of the property there is a driveway for several vehicles that leads to the garage and a shed.

The gardens and grounds of the property are a real feature running to circa six acres and, although have become overgrown, there are many specimen plants, trees and shrubs along with an orchard area with fruit trees and three fields.

AGENTS NOTE

We are advised that a public footpath crosses the land.





GARAGE 13'1" x 12'11" (3.99m x 3.96m)

With electric up and over door, power, light and window to the side aspect. Service door to the side. To the rear of the garage there is a W.C. with a dual flush W.C. and tiled floor.

SERVICES

Mains water, electricity and private drainage.

DIRECTIONS

From the centre of Praise an Beeble, coming from Helston, take a right hand turn, follow the road up past the school and after about a mile, the property will be found on your right hand side and is identifiable by our For Sale board.

VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

COUNCIL TAX

Council Tax Band D.

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

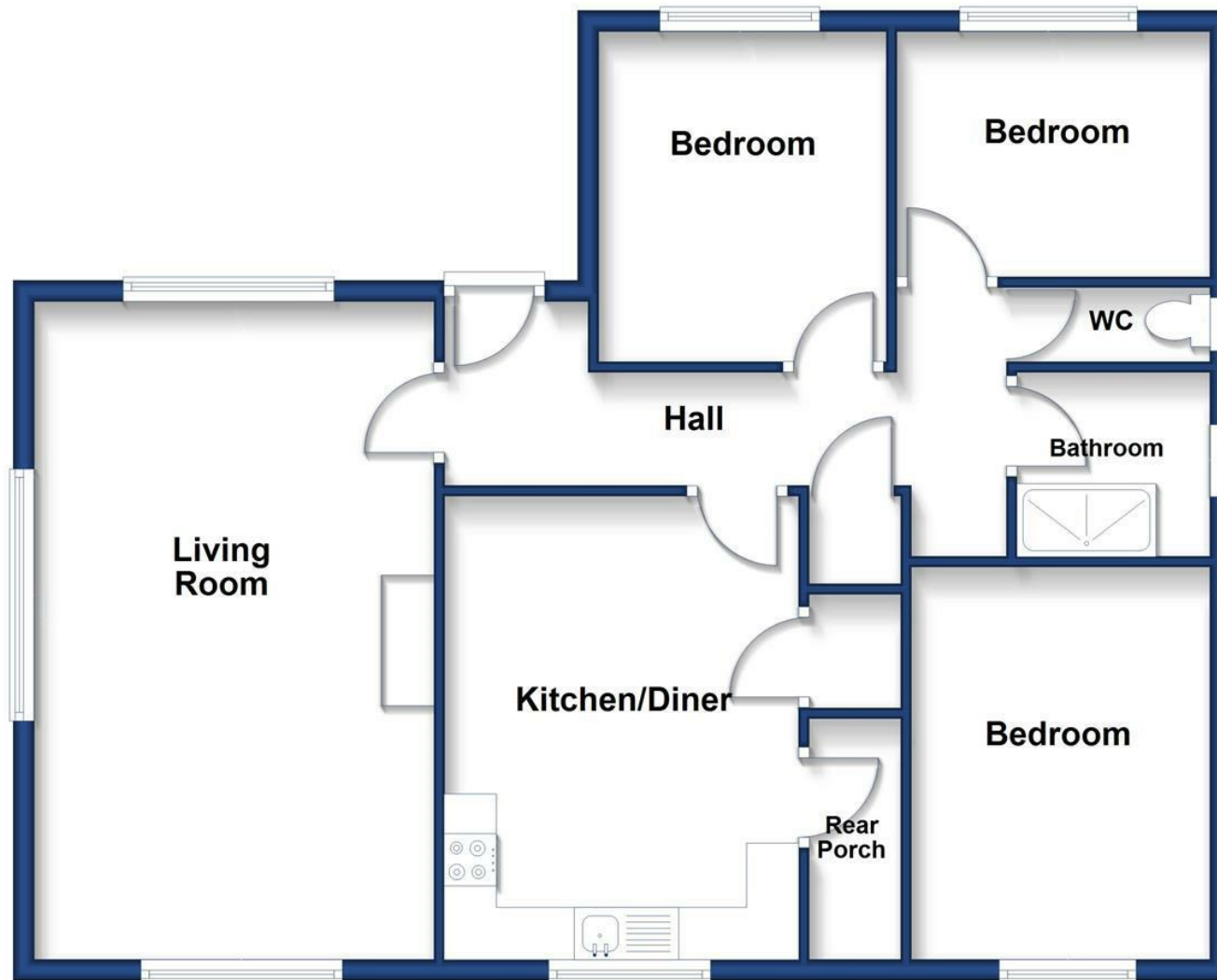
DATE DETAILS PREPARED.

19.8.2025



Ground Floor

Approx. 86.1 sq. metres (927.0 sq. feet)



Total area: approx. 86.1 sq. metres (927.0 sq. feet)



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of a property or any other figures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lesser details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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