

Carwynnen
Camborne
TR14 9LR

Offers In The Region Of
£225,000

- RURAL COTTAGE
- STUNNING MAGICAL SETTING
- BORDERED BY A STREAM
- LOVELY GARDENS AND GROUNDS
- SPACIOUS ACCOMMODATION
- LOTS OF SCOPE FOR IMPROVEMENT
- NO ONWARD CHAIN



Tenure - Freehold

Council Tax Band - C

Floor Area - 1012.00 sq ft



DESCRIPTION

Set in an enviable rural location, accessed from a shared private lane and enjoying stunning gardens and grounds, This picture perfect Cottage requires refurbishment yet offers a tremendous opportunity for the right buyer. Bordered by a gentle running stream, and with generous internal accommodation and sizeable outside space, this is a unique property in a unique setting and is an opportunity not to be missed.

ENTRANCE

UPVC double glazed obscured front door opening into:

ENTRANCE PORCH/SUNROOM

18'0" x 6'6" m (5.496 x 1.996 m)

Single glazed windows to 3 sides two UPVC double glaze doors . Two glazed doors opening into internal accommodation, one to kitchen and one to living room.

KITCHEN

: 15'3" x 11'6" (: 4.652 x 3.513)

tiled flooring, a range of floorstanding and wall mounted cupboard and drawer units with stainless steel sink. Glazed window to front elevation storage cupboard and further storage cupboard with shelving and sliding door doors leading to rear hall and living room

REAR HALL

Door to WC door to shower room door to utility space

W.C.

Low level WC. Glazed window glazed obscured window to front elevation.

SHOWER ROOM

5'10" x 4'5" m (1.785 x 1.370 m)

Recessed shower cubicle with electric shower over pedestal wash hand basin glazed obscured window through to utility space part tiled to 3 walls

UTILITY SPACE

12'0",6'6" x 3'6" m (3.66,2 x 1.077 m)

Glazed window to side elevation space for various utilities.

LIVING ROOM

23'11" x 11'10" m (7.294 x 3.614 m)

A tremendously spacious living room with two glazed windows, 12 front elevation and one into sunroom open fireplace with brick hearth and stones around stairs to first floor

LANDING

Corridor with doors leading to 4 bedrooms.

BEDROOM 1

13'2" x 8'10" m plus doorway reveal (4.023 x 2.70 m plus doorway reveal)

UPVC double is window to front elevation with lovely views over the front garden

BEDROOM 2

13'4" x 8'8" m plus plus doorway reveal (4.085 x 2.665 m plus plus doorway reveal)

UPVC double glazed window to front elevation overlooking the garden and countryside beyond.

BEDROOM 3

11'2" x 9'6" m (3.416 x 2.919 m)

UPVC double glaze window overlooking the front garden

BEDROOM 4

9'3",13'1" x 9'11" for reducing to 6'6" m (2.84,4 x 3.03 for reducing to 1.991 m)

UPVC double glazed window overlooking the garden loft hatch

OUTSIDE

The property is approached via a shared private lane, which accesses just two Properties. There is a five bar gate, which line leads directly into the land of springhead Cottage, providing access for numerous vehicles. The garden is generous, and is predominantly laid to very gently sloping lawn. There are three timber garden sheds in various states of repair and a further block built privy. The grounds of springhead Cottage, are undoubtedly a real highlight of the property. This is such a lovely peaceful rural location with plenty of privacy and the outlook from the garden is of countryside fields across a gentle stream.



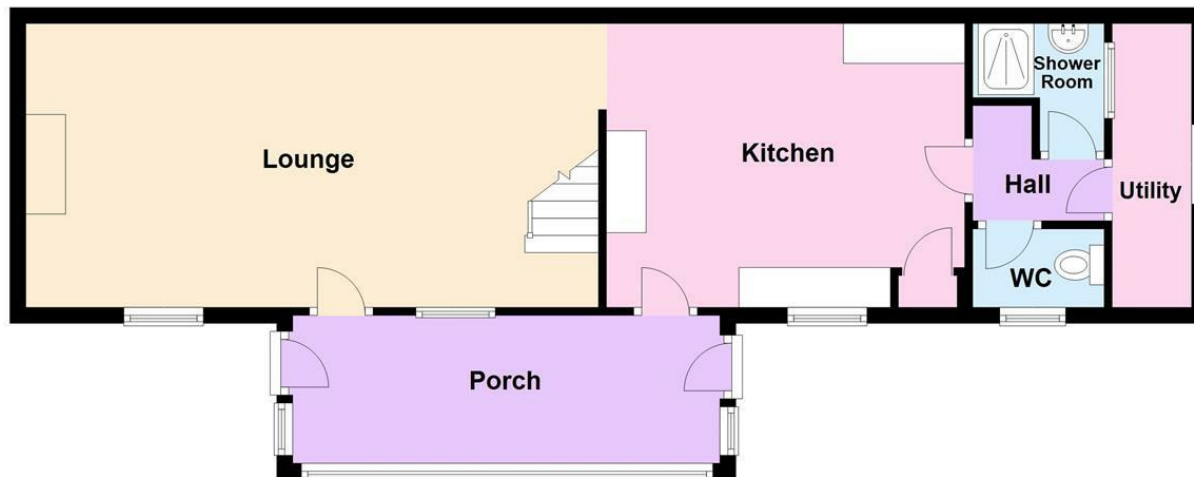
The garden is fenced to one side, natural hedging to another side with a Cornish dry stone wall. The foot of the garden backs onto the stream.



Directions To Property

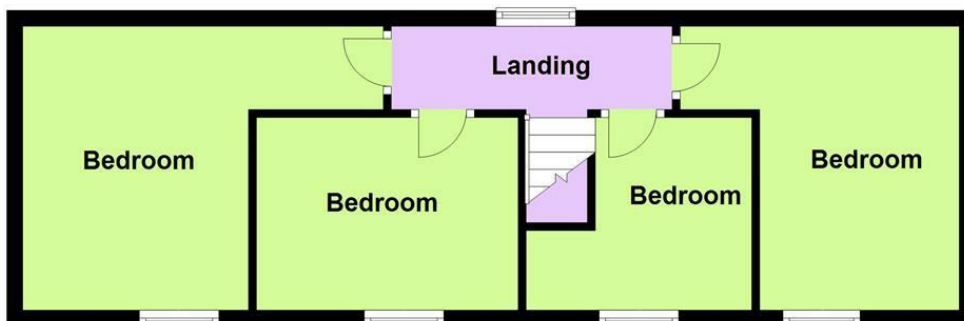
Ground Floor

Approx. 62.8 sq. metres (676.2 sq. feet)



First Floor

Approx. 42.0 sq. metres (452.2 sq. feet)



Total area: approx. 104.8 sq. metres (1128.4 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			59
(39-54) E			
(21-38) F			
(1-20) G		6	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Contact Us

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Valuation Request



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