



Shiloh
Chapel hill
Brea
Camborne
TR14 9AZ

Price Guide £390,000

- SPACIOUS THREE BEDROOM DETACHED BUNGALOW
- GATED DRIVEWAY
- PARKING FOR MULTIPLE VEHICLES
- EXCEPTIONALLY LARGE GARDEN
- POTENTIAL FOR FURTHER DEVELOPMENT SUBJECT TO PLANNING
- BEAUTIFUL COUNTRYSIDE VIEWS
- VILLAGE LOCATION
- GARAGE



Tenure - Freehold

Council Tax Band - C

Floor Area - 1103.50 sq ft



PROPERTY DESCRIPTION

A beautifully situated and spacious three bedroom detached bungalow, enjoying lovely rural views over the valley of Brea. The property offers an abundance of outside space, with the potential for further development subject to planning. In brief, the accommodation comprises an entrance hall, large lounge and diner, conservatory, cloakroom, bathroom and three generous sized bedrooms. There is also a lean to conservatory to the rear of the property which is currently used as a utility space and boot room. Adjoining the property there is a garage with an electric door, pedestrian access and electricity. Outside there are lovely gardens and grounds to all three sides, all enjoying beautiful countryside views. To the front there is a large gated driveway sweeping up to the parking area. A tremendous opportunity for anyone, looking for a sizable and impressive family home in a lovely semi rural village location.

ENTRANCE

A uPVC double glazed door leading into:

HALLWAY

A generous hall with doors giving access to living room, kitchen, all three bedroom, cloakroom and bathroom. Radiator. Access to the loft hatch. Storage cupboard for coats and shoes. Airing cupboard housing the "Worcester combi boiler". Ceiling lights.

LOUNGE

21'11" x 11'10" (6.69m x 3.61m)

A superb and spacious dual aspect lounge/diner with glorious views overlooking the front and rear elevation. uPVC double glazed window to front elevation overlooking the valley and beyond. uPVC double glazed windows to the rear elevation. Gas fire with surround. Radiators. TV point. Ceiling lights. A uPVC double glazed door leading into the conservatory.

CONSERVATORY

11'8" x 11'3" (3.57m x 3.45m)

A wonderful space overlooking the gardens and countryside views. uPVC windows surrounding. uPVC doors leading out onto the patio.

KITCHEN

9'10" x 9'0" (3.02m x 2.75m)

A pleasant kitchen with wood effect flooring. A range of floor standing and mounted cupboard and drawer units with granite effect roll top work surfaces over. Stainless steel sink unit with drainer board and mixer tap over. Integrated oven and four ring hob with extractor fan over. Tiled splashback. Plumbing and space for dishwasher. uPVC double glazed window to rear elevation through porch. uPVC double glazed door leading into:

UTILITY/BOOT ROOM

12'1" x 5'10" (3.7m x 1.78m)

A really useful space providing access to the rear and side garden. Plumbing and space for a washing machine. Indoor washing line. Wall mounted light. Windows overlooking the rear elevation.

CLOAKROOM

5'2" x 3'3" (1.59m x 1.01m)

Low level W/C. Sink basin within vanity unit. Tiled surround. Ceiling light. uPVC obscured glazed window.

BATHROOM

8'2" x 5'1" (2.51m x 1.56m)

Panelled bath with wall mounted electric shower over. Pedestal wash hand basin. Tiled to all walls. uPVC double glazed obscured window to rear elevation. Extractor fan. Radiator. Ceiling light.

BEDROOM ONE

12'0" x 9'10" (3.66m x 3.02m)

A spacious double bedroom with gorgeous views to the front elevation. uPVC double glazed window. Ceiling fan light. Radiator.

BEDROOM TWO

11'6" x 8'11" (3.53m x 2.73m)

A second sizeable double bedroom with views to the rear elevation. uPVC double glazed window. Radiator. Pendant light fitting.



BEDROOM THREE

9'10" x 9'6" (3.02m x 2.91m)

Currently being used as a home office, this could easily be used as a small double bedroom. Large storage cupboard with wood slatted doors. uPVC window overlooking the delightful front elevation. Radiator. Pendant light fitting.

GARAGE

17'8" x 9'10" (5.39m x 3m)

A larger than average garage boasting an electric "Up and over" door, rear pedestrian access, a uPVC window to the rear elevation, light fitting and electric points.

OUTSIDE

Via two vehicular gates, an impressive sweeping driveway gives access to the front of the property and provides multiple parking spaces, as well as leading to the attached garage. The grounds wrap to three sides and is an impressive size boasting a well manicured garden which is predominantly laid to level lawn, with a range of impressive bushes, shrubs and plants. Directly from the conservatory there is a terrace which is perfect for alfresco dining. There's plenty of space to enjoy this lovely part of the property. Secure gated access is also available to the side of the property, large enough for vehicular access.

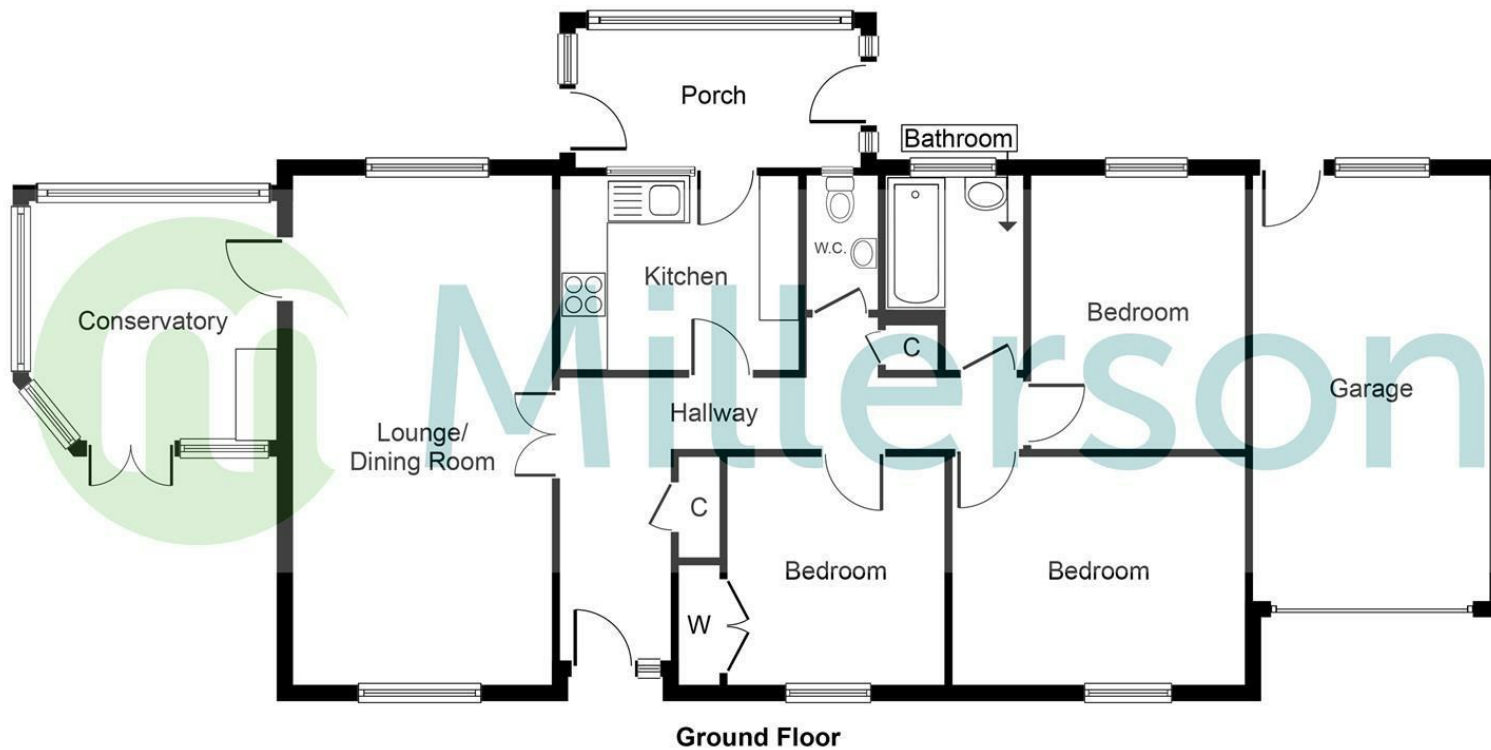
There will also be a garden shed included in the sale, which has been well maintained. Overall the external elements of this property are just as impressive as the internal - its rare to find such a spacious amount of grounds which also overlook beautiful countryside views. A viewing really is required to appreciate exactly how much this property offers.





Chapel Hill, Brea, Camborne, TR14 9AZ





PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			81
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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Valuation Request

