



Bolenowe

Troon

Camborne

TR14 9HR

Guide Price £275,000

- SEMI DETACHED CHARACTER COTTAGE
- QUIET RURAL HAMLET
- TWO BEDROOMS
- LARGE PLOT
- LONG DRIVEWAY AND GARAGE
- NO ONWARD CHAIN
- ENTRANCE PORCH
- LOUNGE AND KITCHEN
- FIRST FLOOR BATHROOM
- OIL FIRED CENTRAL HEATING



 **Millerson**
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Tenure - Freehold

Council Tax Band - B

Floor Area - 635.07 sq ft



PROPERTY DESCRIPTION

A fantastic opportunity to purchase this extended semi detached cottage, situated on a large plot in the quiet rural hamlet of Bolenowe. The cottage is approached through a vehicular gate on to a generous driveway providing ample parking along with an attached garage. The front door opens into an entrance porch which leads into the lounge where you will find a large feature fireplace and an exposed granite wall. The kitchen sits off the lounge and gives access to the rear whilst the first floor boasts two bedrooms and a bathroom. The main garden to the front is predominantly laid to lawn with a courtyard style garden to the rear. Running along side the boundary is A pedestrian footpath that leads into another mature enclosed garden with gated access into the rear. Other benefits include double glazing, oil fired central heating and the property is offered with no onward chain.

ACCOMMODATION IN DETAIL

(All measurements are approximate)

ENTRANCE

Obscure uPVC door into:

ENTRANCE PORCH

Double glazed window, exposed granite wall, tiled floor, radiator, glazed door into:

LOUNGE

15'11" x 12'1" (4.86m x 3.69m)

Granite feature fireplace, exposed granite wall, tiled floor, double glazed window, radiator, exposed ceiling beams, stairs to first floor, glazed door into:

KITCHEN

15'1" x 7'2" (4.6m x 2.19m)

A range of gloss finish base and wall units with stone effect work surfaces, stainless steel sink with mixer tap and drainer, 'Metro' brick effect tiled splash backs, integrated electric oven, hob and extractor hood, tiled floor, radiator, double glazed window and double glazed door to rear garden.

FIRST FLOOR

LANDING

Doors to bedrooms and bathroom, exposed wood floors, double glazed window.

BEDROOM ONE

15'3" x 9'4" plus recess (4.65m x 2.87m plus recess)

A large main bedroom with two double glazed windows, exposed wooden lintels and ceiling beams, exposed wood flooring, radiator, loft access hatch, airing cupboard with shelving and water heater.

BEDROOM TWO

8'5" x 8'3" (2.59m x 2.52m)

Double glazed window, radiator, exposed wood flooring. additional loft hatch.

BATHROOM

A white three piece bathroom suite comprising bath with shower over and tiled surround, W.C and hand basin, radiator, and heated towel rail, obscure double glazed window, half tiled walls, wood effect flooring.

OUTSIDE

The cottage boasts a large plot with a vehicular access gate opening onto a long driveway providing ample parking. Adjacent to the drive is a level lawn with granite stone edging and traditional granite stone boundaries to either side. At the head of the drive is a paved area with mature flower bed border and a pathway leading to the rear. An attached garage also provides further parking or storage.

To the rear you will find a courtyard style garden with another mature flower bed, paved patio, access into the garage and an attached utility/boiler room. A pedestrian gate then leads into another mature garden area with a footpath leading alongside the main boundary and back out to the front.



GARAGE

15'1" x 9'8" (4.62m x 2.95m)

Up and over door, light and power, pedestrian access door.

SERVICES

Mains electricity, water and oil (however we have not verified connections).

Council Tax Band

AGENTS NOTE

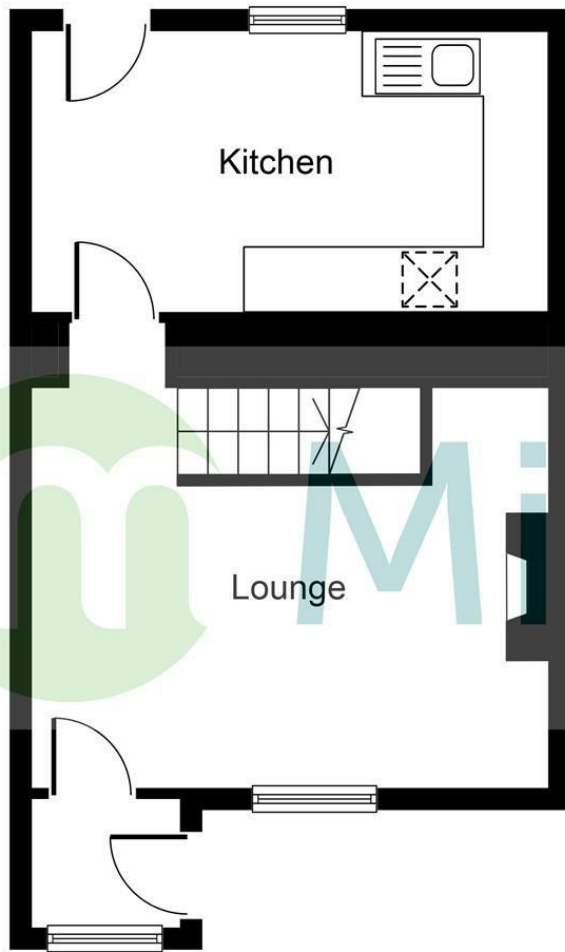
There is a footpath that runs along side but separately from the main boundary of the property and through the additional garden to the rear. The adjoining neighbour also has pedestrian access at the rear.





Bolenowe, Troon, Camborne, TR14 9HR





Ground Floor



First Floor

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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Valuation Request



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

