



The Courtyard  
Knave Go By  
Camborne  
TR14 9AE

Price Guide £425,000

- CHAIN FREE!
- SUBSTANTIAL FAMILY HOME
- SITUATED IN A SOUTH AFTER HAMLET
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- THREE RECEPTION ROOMS
- ENCLOSED GARDEN
- DETACHED
- PERIOD AND CHARACTER FEATURES
- MULTI FUEL STOVE



Tenure - Freehold

Council Tax Band - D

Floor Area - 1732.99 sq ft



4



1



3



E48

## DESCRIPTION

Nestled within the sought after hamlet of Knave-go-by, this outstanding family home boasting four bedrooms, three reception rooms and being sold CHAIN FREE is certainly one of a kind. The property boasts many character features throughout, including a multi fuel burner to both the breakfast room and lounge, an orangery style skylight and quaint circular windows. Internally the accommodation is vast and briefly comprises of an entrance porch, large vestibule, study, breakfast room, kitchen/diner, lounge, cloakroom, four double bedrooms and a family bathroom. Externally there are gardens to both the front and rear which offer a range of mature shrubbery and garden space. An added bonus to this outstanding property is the ample amount of parking set over a brick paved driveway, an important and much needed benefit to such a well proportioned family home.

## ACCOMMODATION IN DETAIL

(All measurements are approximate)

### ENTRANCE

A half glazed wooden stable door leading into:

### ENTRANCE PORCH

A delightful entrance porch featuring a circular glazed window overlooking the front elevation. Wall units with wooden work surfaces over. Pendant light fitting. Velux window. Doorway leading into:

### ENTRANCE VESTIBULE

An extremely spacious entrance vestibule with wood flooring, radiator, feature oak shelving, beautiful wooden winding stairs to the first floor, a feature inset fireplace and doors leading into:

### OFFICE

11'10" x 10'8" (3.62m x 3.26m)

This room is currently being used as a home office, however this versatile space could be used for a wide range of purposes including a second lounge, playroom, study, etc. There is a built

in storage unit with drawers, cupboards and extending pull out shelving. Radiator. Recess lighting. uPVC double glazed window overlooking the front elevation. Panelled sliding doors leading into:

### DINING ROOM

14'5" x 11'6" (4.40m x 3.52m )

The dining room is generous in size and flooded via natural light coming in through the unique bricked archway leading from the kitchen. There is an impressive multi fuel stove which is shared between both the dining room and lounge - a terrific and economical addition added by the current sellers. Doorway with stained glass panel leading into:

### KITCHEN AND SUNROOM

17'11" x 12'5" (5.47m x 3.79m)

Within the heart of this home boasts a magnificent kitchen/sunroom which is the perfect space for entertaining guests. The current sellers have remodelled the kitchen into two separate areas, one for the kitchen and the other for a seating area. Above the seating area an orangery style sky light has been fitted, letting floods of light into both the kitchen and dining room - the whole space really does give a wow factor. There is a range of shaker style wall and base units with rolled edge work surfaces and tiled surrounds. Top of the range integrated appliances including a "Stoves" double oven and "Smeg" induction hob with an extractor hood over. Composite sink and drainer. Space and plumbing for white goods. Radiator. Wood flooring. Downlighting. uPVC windows overlooking the rear elevation. French doors opening out into the garden.

### LOUNGE

13'6" x 15'10" (4.14m x 4.85m)

A wonderfully bright and spacious lounge boasting dual aspect views overlooking the gardens. There is a marble fronted fireplace housing the shared multi fuel stove. Radiator. Carpet. Wall lighting.

### CLOAKROOM

Low level W/C. Inset hand basin. Tiled splashback. Feature stone wall with shelving. Radiator. Wood flooring.



## STAIRS TO THE FIRST FLOOR

### LANDING

Window overlooking the side elevation. Radiator. Access to the loft. PIV system. Doors leading into:

### MASTER BEDROOM

13'8" x 16'0" (4.17m x 4.88m)

A stunning room with dual aspect countryside views. Decorative built in wardrobes. Radiator. Downlighting. TV point.,

### BEDROOM TWO

8'8" x 9'8" (2.66m x 2.95m)

A good sized double bedroom with a uPVC window overlooking the front elevation. Radiator. Pendant light fitting. Built in wardrobes.

### BEDROOM THREE

13'4" x 8'9" (4.07m x 2.69m)

Double bedroom with dual aspect views overlooking the gardens. Radiator. Pendant light fitting. Panelled wall with shelving above.

### BEDROOM FOUR

10'1" x 8'3" (3.08m x 2.54m)

uPVC window overlooking the front elevation. Radiator. Recessed lighting.

### FAMILY BATHROOM

9'10" x 6'0" (3.01m x 1.83m)

A white four piece bathroom suite comprising of a low level W/C, panelled bath, sink basin with pedestal, and a large double shower cubicle boasting a waterfall shower and additional shower head riser. Tiled surround. Down lighting. uPVC obscure glazed window. Large built in airing cupboard.





The Courtyard, Knave Go By, Camborne, TR14 9AE

## OUTSIDE

The property is approached via a gated entrance with steps leading down to a covered pathway, which in turn leads to the front courtyard. There is outside lighting and raised borders which contain a selection of mature bushes and shrubs. A great feature to the front courtyard is the large vintage streetlamp which was obtained from the St.Ives area. There is also an outside storage cupboard which houses the 2023 "Navien" boiler.

The rear garden is enclosed via wooden fencing to all sides and has a large gate which provides access to the driveway. The garden is mainly laid to lawn, but is boarded by mature shrubbery and plantings. This is a delightful and private space which is a real suntrap, perfect for alfresco dining and children playing.

## PARKING

The property boasts a large brick paved driveway which offers parking for multiple vehicles.



## Directions To Property

29 Commercial Street  
 Camborne  
 Cornwall  
 TR14 8JX  
 E: [camborne@millerson.com](mailto:camborne@millerson.com)  
 T: 01209 612255  
[www.millerson.com](http://www.millerson.com)

## Valuation Request



**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.

Copyright V360 Ltd 2023 | [www.houseviz.com](http://www.houseviz.com)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			76
(55-68) <b>D</b>			
(39-54) <b>E</b>		48	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

