



## Upper Tolcarne House Burras

Helston

 Millerson  
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Offers In Excess Of £700,000

# Upper Tolcarne House Burras

Helston

- STUNNING DETACHED VICTORIAN HOUSE
- THREE BEDROOMS, TWO RECEPTION ROOMS
- ADDITIONAL THREE BEDROOM ACCOMMODATION
- SECLUDED RURAL LOCATION
- BEAUTIFUL PRIVATE GARDENS
- AMPLE PARKING
- VERSATILE FAMILY HOME
- VIEWING ESSENTIAL







## PROPERTY DESCRIPTION

Nestled within beautiful private gardens and tucked away in a rural location is this detached Victorian residence boasting further detached ancillary accommodation. The main dwelling is full of character and comprises a conservatory, inner hall with cloak room, country style kitchen, lounge with a working Original Cornish Range, family room/snug, large shower room and three double bedrooms with one offering a walk-in dressing room/office. The ancillary accommodation brings great versatility to the home and is perfect for an extended family. This comprises an entrance porch, impressive lounge diner with vaulted ceiling, kitchen, three bedrooms and four piece family bathroom.

Outside, the property is situated on a quiet rural lane just off the centre of the hamlet of Burras. The gardens are incredibly private, sunny and secluded and are a real feature to this home. Twin vehicular gates open onto a gravelled driveway providing ample parking with two pedestrian gates leading into a delightful, mature main garden which level, laid to lawn and is well stocked with an array of flowering plants and shrubs. A further pedestrian gate flows into the second part of the gardens which sits in front of the main house and is full of flowering plants with a further enclosed area currently used for chickens and storage.

Other benefits include double glazing, oil fired central heating and viewing is essential to appreciate the location, space and versatility on offer.

## ACCOMMODATION IN DETAIL

(All measurements are approximate)

### ENTRANCE

Double glazed patio doors into:

### CONSERVATORY

9'10" x 8'11" (3m x 2.73m)

Dual aspect double glazing over looking the main garden, slate tiled flooring, door into:

### HALLWAY

A bright and welcoming entrance hall with attractive Mosaic effect tiled floor, double glazed window, utility space with plumbing for washing machine, space for fridge/freezer, cloak hanging space, stable door to kitchen, door into:

### CLOAK ROOM

Attractive Mosaic tiled flooring, W.C, Belfast style sink, double glazed window.

### KITCHEN

17'3" x 10'11" (5.28m x 3.35m )

A country style kitchen fitted with a range of shaker style base and wall units, wood effect work surfaces, integrated electric oven, hob and extractor hood, additional working Rayburn oven, ceramic sink with mixer tap and drainer, Wood flooring, inset lighting, double glazed window, spaces for slimline dishwasher and fridge, door into:

### LOUNGE

15'10" x 12'6" (4.84m x 3.83m )

A cosy lounge full of character including an original cast iron Cornish Range, exposed ceiling beams and stone walls, wood flooring, Wooden double glazed sash window, stairs to first floor with cupboard below, composite stable style door to front garden, door into:

### FAMILY ROOM

12'4" 9'4" (3.76m 2.86m )

A second reception room with wooden double glazed sash window, feature granite fireplace with slate hearth and wood burning stove, wood flooring and radiator.

### FIRST FLOOR



### **LANDING**

Loft access hatch, PIV ventilation unit, doors to bedrooms and shower room.

### **BEDROOM ONE**

12'6" max x 11'6" max (3.82m max x 3.52m max)

A comfortable double bedroom with wooden double glazed sash window, radiator, exposed granite wall, radiator, door into:

### **DRESSING ROOM/STUDY**

Currently used as a walk-in dressing room but could be used as an office/study, fitted shelving, built-in wardrobe, wooden double glazed window.

### **BEDROOM TWO**

12'4" x 8'7" (3.76m x 2.63m )

A second double bedroom with wooden double glazed window, radiator.

### **BEDROOM THREE**

10'10" max x 10'5" (3.32m max x 3.18m )

A third double bedroom with double glazed window, radiator.

### **SHOWER ROOM**

10'11" x 8'4" (3.34m x 2.55m )

A large updated shower room comprising double shower cubicle, vintage style W.C and hand basin set on marble unit, radiator, wood effect flooring, cupboard housing hot water cylinder, obscure double glazed window.

### **ANICILLARY ACCOMMODATION**

### **ENTRANCE**

uPVC double glazed door into:

### **ENTRANCE PORCH**

Tiled floor, double glazed window, cloak hanging space, exposed granite door way with stable door into:

### **LOUNGE/DINER**

20'3" x 12'8" (6.18m x 3.88m )

An impressive lounge/diner with vaulted A-Frame ceiling beams, Wood burning stove, two radiators, tiled flooring, two double glazed windows, open either end to inner hall and kitchen.

### **KITCHEN**

13'1" x 9'4" (4m x 2.86m )

A modern shaker style kitchen with a range of matching base and wall units, wood effect worksurfaces, composite sink with mixer tap and drainer, integrated electric oven, hob and extractor, spaces for washing machine, dishwasher and fridge, double glazed window and double glazed door to front, inset lighting, tiled flooring, stairs to first floor, door into bedroom three.

### **INNER HALL**

Patterned tiled flooring, double glazed window, doors to bathroom and bedroom one, ventilation unit.

### **FAMILY BATHROOM**

A good sized family bathroom comprising freestanding bath, shower cubicle, W.C and hand basin, built in storage cupboard, Velux style window, patterned tiled flooring, chrome effect heated towel rail.

### **BEDROOM ONE**

13'8" x 8'1" (4.18m x 2.48m )

A comfortable double bedroom with double glazed window, inset lighting, radiator.

### **BEDROOM THREE**

9'2" x 6'5" (2.8m x 1.96m )

dual aspect double glazed window, radiator.

### **FIRST FLOOR**

### **BEDROOM TWO**

13'4" including stairs, x 9'8" (4.08m including stairs, x 2.96m )

A second double bedroom with apex ceiling, Velux style window, additional double glazed window, radiator.

### **OUTSIDE**

The property sits off a quiet rural lane and is approached through twin five bars gates onto a large gravelled driveway providing ample off road parking. The whole plot is deceptively large, incredibly private and surrounded by trees and mature planted borders creating a quiet sunny haven full of colour. The gardens are delineated into three main areas, the first has two pedestrian gates from the driveway which lead onto a level lawned garden with granite stone borders and a selection of mature planted flower beds, summer house/shed, childrens play area, gravelled front courtyard to the ancillary accommodation and a pedestrian gate into the second part of the garden. This area sits in front of the main house and has a meandering pathway through well stocked flower beds enjoying privacy, sunshine and an array of flowering plants. The final part to the grounds sits to the side of the property and is currently used for chickens and storage.

### **SERVICES**

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

Council Tax Band



Ground Floor



First Floor



Annex Ground Floor

Annex 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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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         | 98        |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E | 42                      |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| <b>England &amp; Wales</b>                  |   | EU Directive 2002/91/EC |           |

TO ARRANGE A VIEWING PLEASE CONTACT  
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