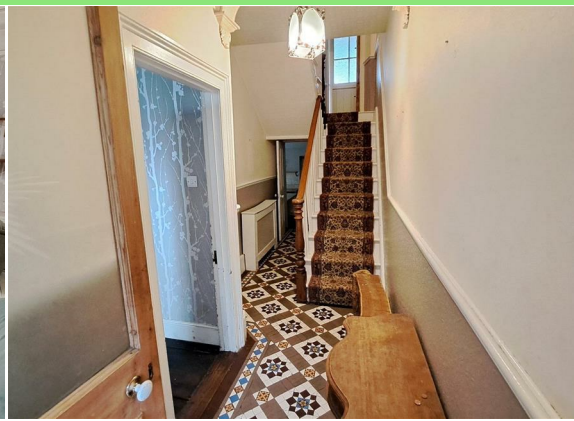




Roskear  
Camborne  
TR14 8DG

Offers In The Region Of  
£310,000

- SEMI DETACHED FAMILY HOME
  - GRADE II LISTED
  - 4/5 BEDROOM
- 2/3 RECEPTION ROOMS
- LARGE REAR GARDEN
- PERIOD FEATURES
  - GARAGE
- REFURBISHMENT REQUIRED
  - NO ONWARD CHAIN
- SCAN QR FOR MATERIAL INFORMATION





Tenure - Freehold

Council Tax Band - C

Floor Area - 1625.00 sq ft



#### PROPERTY DESCRIPTION

Offered for sale with no onward chain is this spacious, semi detached period home occupying a large plot on the outskirts of Camborne Town. The property is a Grade II listed family home requiring refurbishment with a host of original period features and generously proportioned rooms throughout. An entrance vestibule and entrance hall with original tiled flooring welcomes you into the home leading to a large lounge, dining room and kitchen. Double doors from the dining room open into a conservatory which in turn leads to a play room or fifth bedroom. At the rear of the kitchen is a rear porch with utility space opening out to the garden. On the first floor, a split level landing leads to four good sized bedrooms and bathroom. Outside, the property is set back from the road and approached through a wrought iron pedestrian gate into a courtyard with mature hedging and wrought iron railings. A side gate then leads into the rear where you will find a large rear garden which is predominantly laid to lawn with a brick outbuilding and large garage.

#### ENTRANCE

Wooden door into:

#### ENTRANCE VESTIBULE

Period tiled flooring, ornate glazed door into:

#### ENTRANCE HALL

Period tiled flooring, ornate archway and decorative architraves, stairs rising to first floor, doors to lounge, dining room and kitchen.

#### LOUNGE

14'1" x 12'0" (4.31m x 3.68m )

A large lounge boasting an original open fireplace with decorative tiled surround and ornate wooden mantel, decorative cornice and ceiling rose, glazed sash window, night storage heater.

#### DINING ROOM

11'8" x 11'3" (3.56m x 3.44m )

Open fireplace with period tiled surround and ornate wooden mantel, picture rails, night storage heater, glazed double doors into:

#### CONSERVATORY

7'8" x 6'6" (2.34m x 2m)

Dual aspect glazed windows and glazed door to garden, tiled floor, door into:

#### PLAY ROOM/BEDROOM FIVE

12'1" 6'2" (3.7m 1.9m )

A versatile room which could be used as a fifth bedroom play room or office with glazed sash window.

#### KITCHEN

13'9" plus cupboard space x 9'0" (4.2m plus cupboard space x 2.76m )

A range of fitted units with stone effect work surfaces and tiled splash backs, solid fuel 'Rayburn' oven with built-in storage cupboards to either side, circular stainless steel sink, space for additional oven, two large pantry cupboards, tile effect floor, glazed sash window with fitted window seat, door into:

#### REAR PORCH/UTILITY

Belfast style sink with vintage mixer tap and tiled work surface, space and plumbing for washing machine, tile effect flooring, glazed windows and door to rear garden.

#### FIRST FLOOR

#### LANDING

A split level landing with built in storage cupboard, ornate archway with stained glass window, doors to bedrooms and bathroom.

#### BEDROOM ONE

12'4" x 9'4" (3.77m x 2.87m )

A double bedroom with glazed sash window, night storage heater.

#### BEDROOM TWO

11'8" x 11'4" (3.56m x 3.47m )

a second double room with glazed sash window and door into bedroom three.

#### BEDROOM THREE

A third double bedroom which can be accessed from both the landing and second bedroom if required, night storage heater, built-in cupboard.

#### BEDROOM FOUR

9'1" x 7'11" (2.77m x 2.42m )

A single room with glazed sash window.

#### BATHROOM

A three piece bathroom suite comprising free standing bath with electric shower over and tiled surround, hand basin with tiled splash back and W.C, wood effect flooring, glazed sash window and additional glazed window, wall mounted electric heater.

#### OUTSIDE

The property is approached through a wrought iron pedestrian gate with granite stone pillars into a courtyard enclosed by wrought iron railings and stone walls. A wooden pedestrian gate then leads to the side and into the rear. The rear enjoys a particularly large garden which is incredibly private and sunny with an expansive lawn, enclosed pond area, a useful brick outbuilding with an attached W.C and a large detached garage and pedestrian gate at the end. There is plenty of space





and potential to bring further parking into the rear via an access lane which also services the garage.

#### **GARAGE**

18'5" x 11'3" (5.62m x 3.44m )

A large garage with double wooden doors and glazed window.

#### **OUTBUILDING**

9'5" x 6'2" plus 6'9" x 4'5" (2.89m x 1.89m plus 2.06m x 1.37m )

A former brick and stone wash house and coal shed with an attached W.C

#### **MATERIAL INFORMATION**

Verified Material Information

Council tax band: C

Council tax annual charge: £2082.25 a year (£173.52 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 4/5 bedrooms

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Night Storage

Restrictions - Listed Building: Grade 2

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

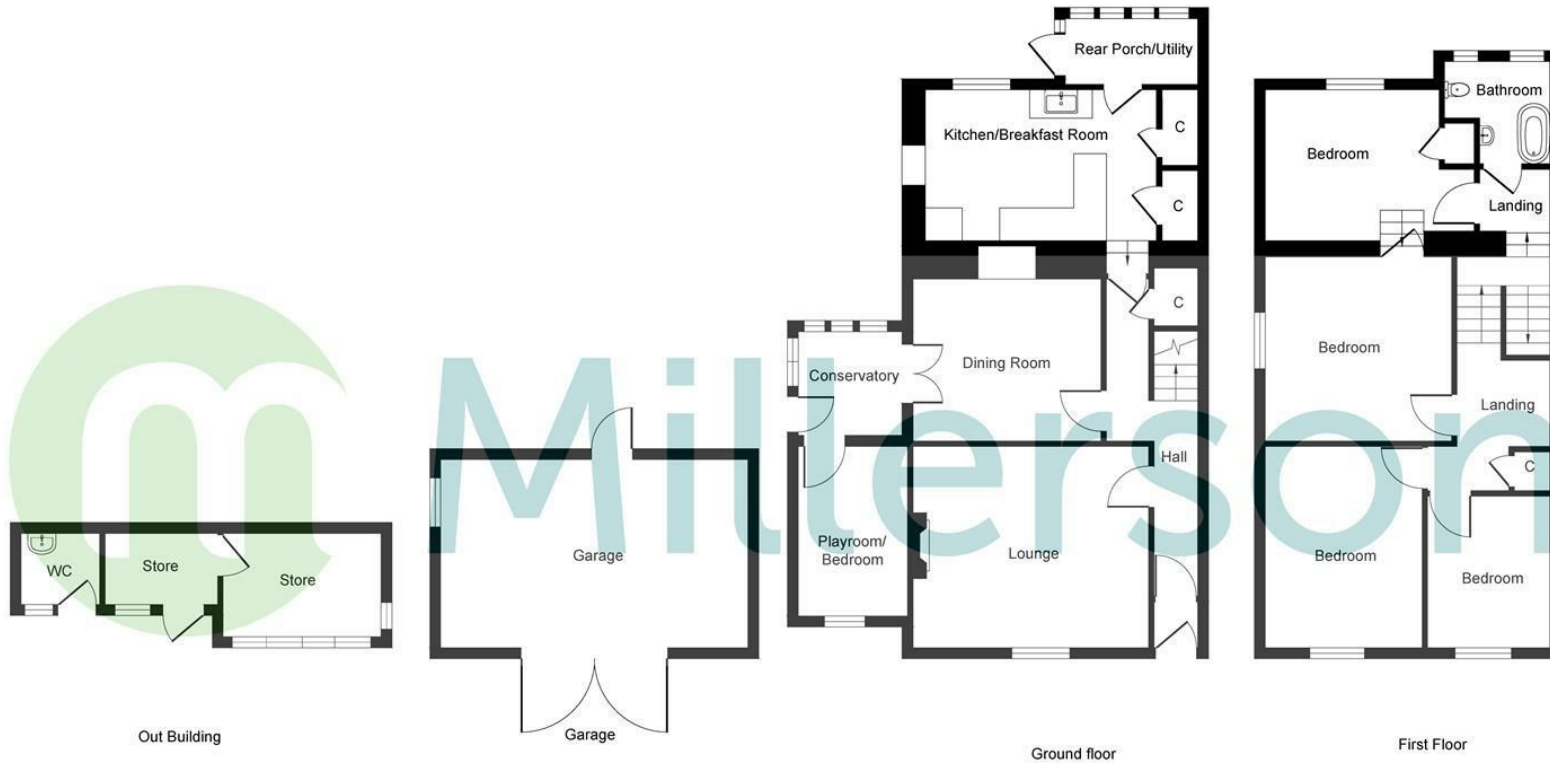
Energy Performance rating: Exempt Property

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.







**Approx. Gross Internal Floor Area 1,625 sq. ft. (150.94 sq. m)**

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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