



Higher Condurrow Beacon Camborne TR14 9AL

Offers In The Region Of
£425,000

- DETACHED THREE BEDROOM HOME
 - APPROXIMATELY 1.4 ACRES
- QUIET EDGE OF VILLAGE LOCATION
 - GARAGE AND OUTBUILDINGS
 - TWO LEVEL FIELDS
- POTENTIAL FOR DEVELOPMENT (SUBJECT TO PERMISSIONS)
 - SOUTH FACING
 - AMPLE PARKING
 - SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - B

Floor Area - 1100.00 sq ft



PROPERTY DESCRIPTION

Situated on the rural outskirts of Beacon is this detached, dormer style dwelling enjoying approximately 1.4 acres of level land. The property presents a fantastic opportunity for equestrian use or a small holding and even lends itself for development potential (subject to permissions).

The internal accommodation comprises an entrance hall, south facing lounge with dining area, kitchen, ground floor shower room and three bedroom, one being on the ground floor.

Outside, the property is nicely set back from the road and has two gated access points. One leads onto a long driveway with lawns to either side and a single garage whilst the other opens onto a large enclosed area suitable for multiple vehicles including caravan, motor home, boat or if enquired, development potential.

The land sits directly behind the home and is split over two paddocks with vehicular access, grazing paddock with open shelter, wooded area, pond, and timber barn.

ACCOMMODATION IN DETAIL

(All measurements are approximate)

ENTRANCE

Obscure double glazed door into:

ENTRANCE VESTIBULE

Glazed door into:

ENTRANCE HALL

Tiled flooring, storage cupboard, doors to shower room and kitchen.

SHOWER ROOM

Double shower cubicle with electric shower and easy clean surround, hand basin with fitted cupboards below, W.C, tiled floor with under floor heating, tiled walls, obscure double glazed window.

KITCHEN

14'2" x 6'5" (4.32m x 1.96m)

Fitted with a range of matching base and units including integrated fridge, freezer, washing machine, oven, hob and extractor hood, stone effect work surfaces with tiled splash backs, one and half bowl stainless steel sink with mixer tap and drainer, tiled floor with under floor heating, double glazed window, door into rear porch area with tiled floor and double glazed door to rear garden.

LOUNGE

13'9" x 10'6" (4.2m x 3.22m)

A bright and sunny lounge with feature stone fireplace, stairs to first floor, opening into:

DINING AREA

8'9" x 6'6" (2.69m x 2m)

Dining space with double glazed patio doors to rear garden.

BEDROOM THREE

10'4" x 8'5" (3.15m x 2.57m)

A ground floor double bedroom with double glazed window and night storage heater.

FIRST FLOOR

BEDROOM ONE

11'5" x 9'3" (3.48m x 2.82m)

A range of fitted bedroom furniture including wardrobes, bedside units and dressing table, double glazed window.

BEDROOM TWO

11'5" x 6'8" (3.48m x 2.04m)

Double glazed window.

OUTSIDE

The property is nicely set back from the road and approached through vehicular gates onto a driveway providing ample parking along with a detached garage. Enclosed by a combination of traditional Cornish hedges and fencing, the front and side enjoy lawned gardens with a selection of mature trees and bushes which then lead to a south facing rear garden laid to patio and



lawn with summerhouse.

A second access point from the road leads into an additional enclosed parking area with a timber workshop. This has plenty of space for numerous vehicles and access into the adjoining fields but may also lend itself to further development based on recent development in the area, subject to necessary permissions.

The remaining land sits directly behind the property and is divided into two level fields with the first offering a timber barn, mature wooded area and wildlife pond. A vehicular gate then leads into the second field with an open shelter.

GARAGE

15'8" x 8'10" (4.79m x 2.70)

Up and door, light and power.

BARN

15'5" x 9'6" (4.7m x 2.9)

AGENTS NOTE

The seller has booked and paid for the treatment of knot weed which has been identified on the eastern boundary of the land.

MATERIAL INFORMATION

Council tax band: B

Council tax annual charge: £1821.97 a year (£151.83 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No





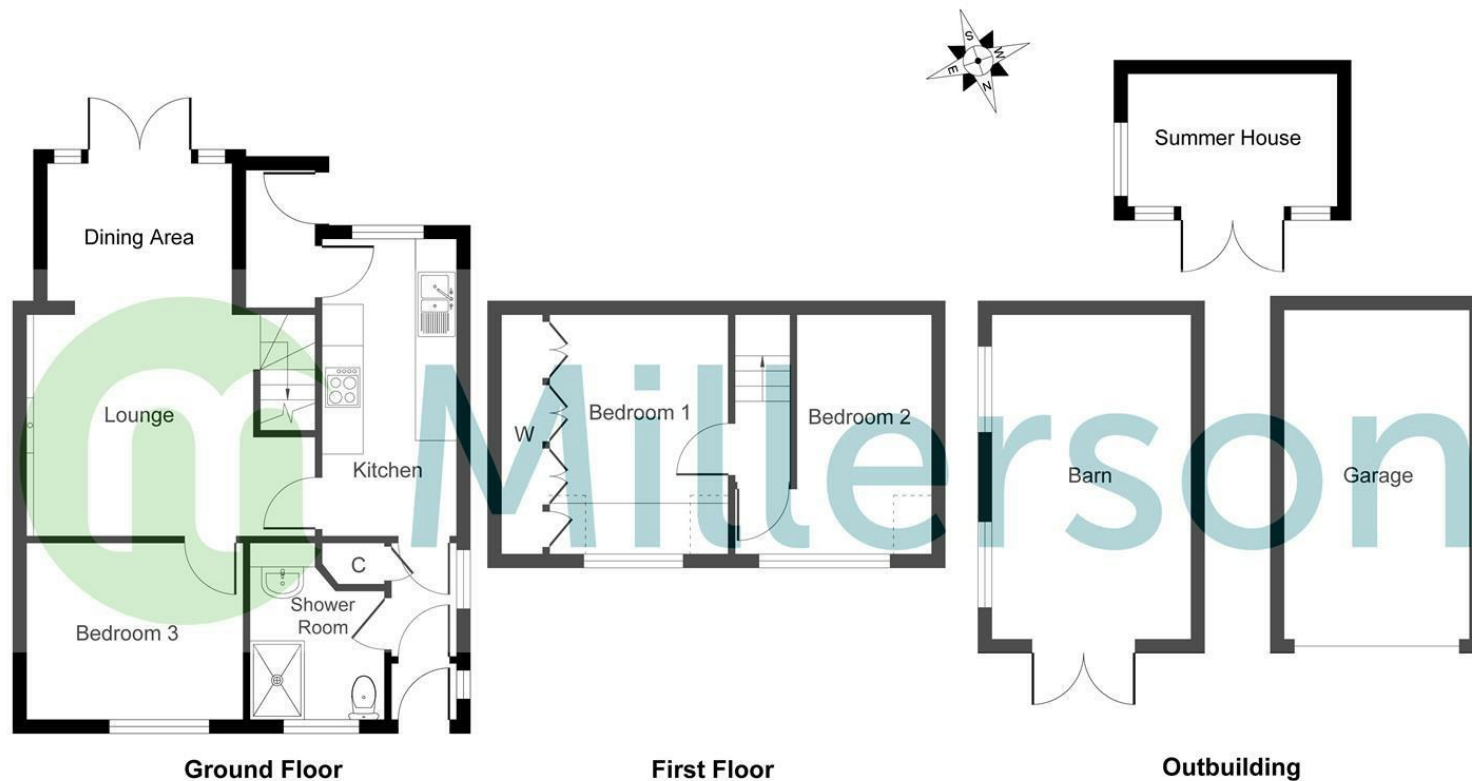
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Water supply: Mains water supply
Sewerage: Septic tank
Heating: None
Heating features: Night storage
Broadband: ADSL copper wire
Mobile coverage: O2 - Excellent, Vodafone - Excellent,
Three - Excellent, EE - Excellent
Parking: Garage, Driveway, and Gated
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: Yes
Public right of way: No
Long-term flood risk: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: Level access, Stairlift, and
Level access shower
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: F

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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.





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		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	29	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

Contact Us

29 Commercial Street
Camborne
Cornwall
TR14 8JX

E: camborne@millerson.com

T: 01209 612255

www.millerson.com

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