



Stable Cottages

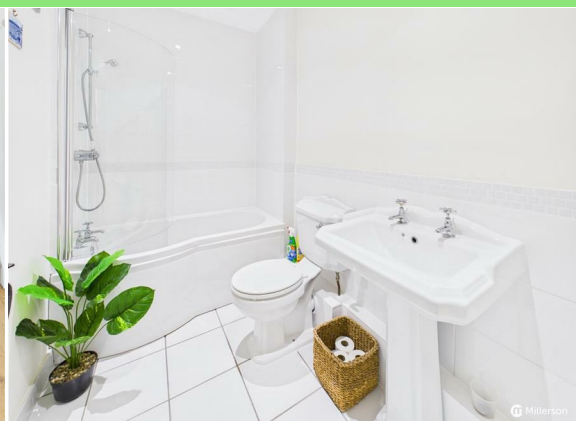
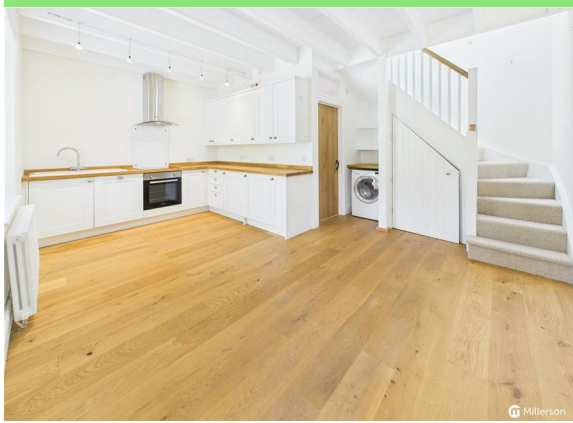
Holman Park

Camborne

TR14 8FD

Asking Price £220,000

- BEAUTIFUL GRADE II LISTED COTTAGE
- SITUATED WITHIN AN PRIVATE GATED SIX ACRE ESTATE
 - TWO BEDROOMS
 - OPEN PLAN LIVING
 - QUALITY FITTINGS
- WELL TENDED COMMUNAL GROUNDS
- GAS CENTRAL HEATING
- ALLOCATED PARKING
- NO ONWARD CHAIN
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Leasehold

Council Tax Band - B

Floor Area - 531.60 sq ft



PROPERTY DESCRIPTION

Situated within the exclusive and private Holman Park Estate is this beautiful, Grade II listed cottage offered for sale with no onward chain. The development is approached through electric gates onto a long driveway taking you past the impressive main Georgian house which is the centre piece of this historic estate. Stable Cottages are a selection of converted stables which enjoy a quiet, peaceful environment yet conveniently located to Camborne Town centre. The property enjoys good quality fittings, exposed beams, wood flooring and accommodation comprising an open plan living/kitchen/diner, well appointed bathroom and two bedrooms. Outside, there are well tended communal gardens directly in front of the property along with extensive grounds approaching six acres which include woodland and lawns. There is a dedicated parking space for the property plus ample visitor parking.

ACCOMMODATION IN DETAIL

(All measurements are approximate)

ENTRANCE

Wooden stable door into:

LOUNGE/KITCHEN/DINER

17'5" x 12'5" > 9'8" (5.31m x 3.79m > 2.95m)

A wonderful open plan living space with high ceilings and exposed beams. The kitchen area is fitted with a range of matching shaker style base and wall units with integrated appliances including dishwasher, fridge, freezer, oven, hob and extractor, solid oak wood work surfaces with a large one and half bowl ceramic sink inset. There is plenty of space for dining and seating, solid wood flooring, glazed window with garden view, decorative radiator, turning staircase to the first floor with storage cupboard beneath, utility area with washing machine, door into:

BATHROOM

A well appointed three piece bathroom comprising bath with shower over and tiled surround, W.C and hand basin, half tiled walls, tiled flooring, inset lighting, extractor fan.

FIRST FLOOR

LANDING

Doors to bedrooms, sky light, shelving areas.

BEDROOM ONE

15'4" x 9'6" > 8'0" (4.69m x 2.92m > 2.45m)

Currently used as an additional sitting room, vaulted ceiling with exposed beams, glazed window, radiator, cupboard housing combination boiler.

BEDROOM TWO

12'0" x 7'6" (3.67m x 2.31m)

Sharps fitted wardrobe and drawer units, glazed window, radiator, over stair storage cupboard.

OUTSIDE

The property is approached through electric gates into the private estate of Holman Park. As you drive past the impressive Holman House, the cottage sits within a small selection of converted stables which share well tended communal gardens. Directly in front is a paved seating area which extends onto a pretty garden area and beyond are extensive grounds approaching six acres which include woodland and lawns. The cottage does have its own private tools shed and allocated parking for one car along with visitor parking.

MATERIAL INFORMATION

Verified Material Information

Council tax band: B

Tenure: Leasehold

Lease length: 999 years remaining (988 years from 2014)

Ground rent: £200 pa

Service charge: £1181.96 pa

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: None



Broadband: ADSL copper wire
 Mobile coverage: O2 - Good, Vodafone - Great, Three - Great, EE - Great
 Parking: Allocated
 Building safety issues: No
 Restrictions - Listed Building: Grade II
 Restrictions - Conservation Area: No
 Restrictions - Tree Preservation Orders: None
 Public right of way: No
 Long-term area 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: Survey Instructed

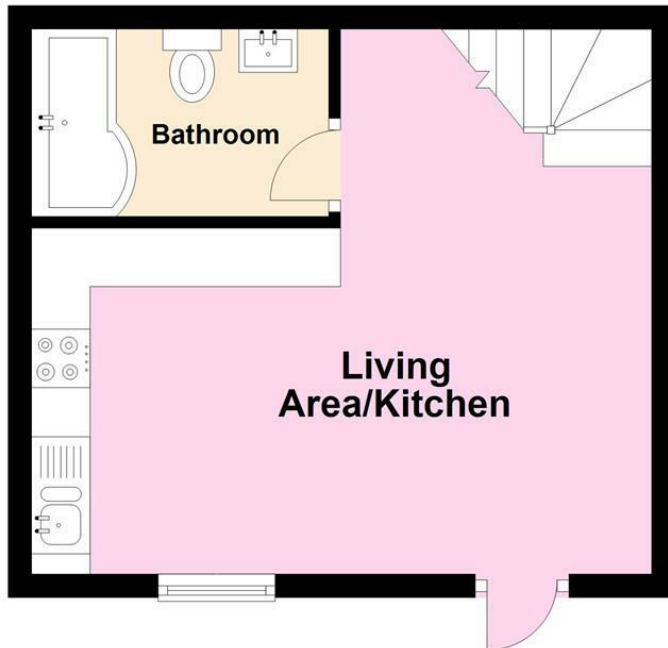
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: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



Ground Floor

Approx. 24.7 sq. metres (265.5 sq. feet)



First Floor

Approx. 24.7 sq. metres (266.1 sq. feet)



Total area: approx. 49.4 sq. metres (531.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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