

# Black Rock Camborne TR14 9NR

Offers Over £600,000

- BEAUTIFUL RURAL FARMHOUSE
  - 3/4 ACRE GARDENS
  - FOUR/FIVE BEDROOMS
    - MASTER ENSUITE
    - STUNNING KITCHEN
    - LARGE LIVING ROOM
- IMPRESSIVE FAMILY BATHROOM
- ADDITIONAL CABIN AND HOME GYM
  - AMPLE PARKING
- SCAN QR FOR MATERIAL INFORMATION





Tenure - Freehold

Council Tax Band - C

Floor Area - 1870.00 sq ft



5



2



1



F25

### PROPERTY DESCRIPTION

A superb opportunity to purchase this beautifully presented, spacious farmhouse situated in approximately three quarters of an acre of landscaped gardens. The property sits in a rural position bordering fields and enjoys versatile family accommodation comprising an entrance porch, farmhouse style kitchen/diner, cosy lounge with wood burner, conservatory, a useful inner hall which lends its self to a study/hobby space, a ground floor potential fifth bedroom or family room, four comfortable first floor bedrooms with the master ensuite and an impressive family bathroom. Outside, the property is approached over a rural lane, through wooden gates onto a long sweeping driveway with turning area and parking for numerous vehicles. Most of the plot is laid to lawn with traditional Cornish stone boundaries and a selection of wooden outbuildings including a home gym, tool shed and a Cabin providing additional accommodation/annexe. A must see rural home!

### ACCOMMODATION IN DETAIL

(All measurements are approximate)

#### ENTRANCE

Double glazed door into:

#### ENTRANCE PORCH

A dual aspect porch with plenty of space for shoes and coats, tiled floor and wooden stable style door into Kitchen.

#### CLOAK ROOM

W.C and hand basin, tiled floor.

#### KITCHEN/DINING ROOM

16'0" x 14'4" (4.9m x 4.38m )

A stunning farmhouse style kitchen fitted with a range of contrasting shaker style base and wall units along with complimentary solid wood worksurfaces, Belfast style sink with vintage taps, large Rangemaster oven, spaces for a washing machine, dish washer, tumble dryer and fridge/freezer, radiator, dual aspect double glazed windows, inset lighting, ceramic tiled flooring and exposed granite wall, door into lounge.

#### LIVING ROOM

16'10" x 13'1" (5.15m x 4.01m )

A beautiful living space with lots of character with exposed ceiling beams, granite quoins and a stunning fireplace with wood burner and

slate hearth. Double glazed window, radiator, built in shelving, storage cupboard, doors to conservatory and inner hall.

#### CONSERVATORY

8'3" x 8'3" (2.52m x 2.52m )

A triple aspect conservatory with tiled flooring, double glazed window and double glazed door to decked patio.

#### INNER HALL/ STUDY

A versatile area ideal as a study or hobby space with fibre internet connection, double glazed window, radiator, stairs to the first floor and door into fifth bedroom/family room.

#### BEDROOM FIVE/FAMILY ROOM

14'8" x 11'3" (4.48m x 3.44m )

Another versatile space which is currently used as a second sitting room but lends itself to a fifth bedroom, large home office or play room, dual aspect double glazed windows and double glazed door, inset lighting, feature wood panelled wall.

#### FIRST FLOOR

#### LANDING

Radiator, loft access hatch, double glazed window, walk-in airing cupboard housing combination boiler, doors to bedrooms and bathroom.

#### BEDROOM ONE

11'11" x 11'8" plus alcove (3.64m x 3.58m plus alcove)

A large double bedroom with apex style ceiling, double glazed window, radiator, door into:

#### ENSUITE

A three piece ensuite comprising shower cubicle with electric shower, W.C and hand basin, double glazed window, tiled floor.

#### BEDROOM TWO

11'10" x 9'10" (3.63m x 3.01m )

A second double bedroom with double glazed window, radiator, two fitted wardrobes.

#### BEDROOM THREE

11'1" x 10'5" (3.38m x 3.19m )

A third bedroom with double glazed window and radiator.





#### BEDROOM FOUR

10'2" x 8'4" plus alcove (3.1m x 2.56m plus alcove)

A fourth double bedroom with double glazed window, radiator, built-in wardrobe.

#### FAMILY BATHROOM

An impressive family bathroom comprising a free standing bath with telephone style shower attachment, wet room style walk-in shower with tiled surround and flooring, vintage style hand basin and W.C, Victorian style radiator, double glazed window, inset lighting.

#### OUTSIDE

The property sits in approximately three quarters of an acre of its own private landscaped gardens. The approach from the road leads down a long winding lane through rural fields passing through vehicular gates onto a sweeping private driveway with a turning area parking for numerous vehicles. The gardens are split into two expansive lawns, perfect for entertaining, children and pets with traditional Cornish stone boundaries and plenty of countryside views. There are also selection of useful outbuildings including a home gym, tool shed, wood store and a Cabin providing ancillary accommodation.

#### HOME GYM

23'2" x 9'4" (7.08m x 2.85m )

A fully insulated home gym with light and power, and glazed windows. This is another versatile space with multiple uses.

#### CABIN

22'11" x 12'0" (7.0m x 3.66m )

Formerly a summerhouse, this has been converted into a useful Cabin providing additional accommodation away from the main dwelling with its own private decked patio and separate parking bordered by railway sleepers. Accommodation is split into a kitchen/living room/dining room, one double bedroom and a shower room. With its own private drainage system and electricity, this makes an ideal addition for extended family members, guest or potential for income as an air bnb.

#### MATERIAL INFORMATION







Black Rock, Camborne, TR14 9NR



## 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

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Borhole

Sewerage: Septic tank

Heating: Central heating

Heating features: Double glazing and Wood burner

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - OK, Vodafone - OK, Three - Good, EE - OK

Parking: Driveway, Gated, Off Street, and Private

Building safety issues: No

Restrictions - Listed Building: No

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: Level access shower and Level access

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.



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- A Current Landlord Looking To Change Agents
- Looking For Lettings Legal Advice Or
- Wanting To Know The Yield On This Property

Please Speak to Our Lettings Area Manager  
Lizzie Collins

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		57
(39-54) E	25	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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