

Pendarves Road
Camborne
TR14 7QJ

Offers Over £495,000

- SUBSTANTIAL PERIOD HOME
- THREE DOUBLE BEDROOMS
- IMPRESSIVE DINING HALL
- UNIQUE ARCHITECTURAL DESIGN
- KITCHEN AND CONSERVATORY
- BATHROOM AND SHOWER ROOM
 - LARGE LEVEL PLOT WITH POTENTIAL
- AMPLE PARKING AND GARAGE
 - SOUGHT AFTER LOCATION
 - SCAN QR FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - E

Floor Area - 2263.70 sq ft



PROPERTY DESCRIPTION

A rare opportunity to purchase this distinctive, semi detached period home located in a delightful set back position on a substantial plot in the much sought after Pendarves Road. The property boasts a host of original period features and spacious accommodation in excess of 2200 sqft including a striking circular design feature of significant architectural merit. An impressive entrance hall with a bespoke return staircase welcomes you into the home where you are greeted by a host of original features such as stained decorative glass, tessellated tiled flooring, ceiling roses and ornate architraves. The lounge is equally impressive with its unique curved walls, recessed feature fireplace and original architraves. There is also a breakfast/day room, conservatory, kitchen, shower room and guest bedroom on the ground floor. The grand staircase to the first floor leads onto a generous gallery style landing with picture windows and further ornate features. The main bedroom mirrors the lounge layout with its curved walls and feature fireplace. A third double bedroom and family bathroom round off the accommodation.

Outside, the property is set back from the road through a granite pillared entrance onto a large driveway providing ample parking along with a detached garage. The plot is larger than expected with an expansive side lawn and a further mature garden beyond the garage. The garden may lend itself to building potential subject to permissions.

Overall this really is a unique home in a desirable location at must be viewed to be fully appreciated.

ACCOMMODATION IN DETAIL

(All measurements are approximate)

ENTRANCE

Twin uPVC doors into:

ENTRANCE VESTIBULE

Original period tiled flooring, decorative architraves, stained glass windows and stained glass door into:

ENTRANCE HALL

An impressively large entrance hall with original period tiled flooring, feature curved wall, original decorative architraves and ceiling rose, radiator, beautiful return staircase with Cloak room below with W.C and hand basin, doors to lounge and dining room.

LIVING ROOM

22'5" max x 18'5" into fireplace (6.84m max x 5.62m into fireplace)

A beautiful living space with its unique curved walls and original features including ceiling rose, picture rails and decorative architraves, ornate archway framing a curved fireplace, solid wood flooring, radiators, two television points, curved double glazed

DINING/SITTING ROOM

12'6" x 12'3" (3.82m x 3.75m)

A versatile second reception room with ceiling rose and decorative architraves, feature fireplace with electric fire, wood effect flooring, door to kitchen and patio doors into:

CONSERVATORY

17'7" x 8'9" (5.38m x 2.68m)

A bright, triple aspect conservatory with double glazed windows and double glazed door to garden, radiator, tiled flooring, cupboard housing boiler and cupboard housing washing machine.

KITCHEN

12'8" x 11'4" (3.87m x 3.46m)

A range of matching base and wall units including integrated dishwasher and fridge/freezer, granite effect work surfaces with tiled splash backs, one and half bowl sink with mixer tap and drainer, dual fuel range style oven with seven ring hob, tiled flooring, double glazed window, door into:

REAR HALL

Tiled flooring, obscure double glazed door to garden doors to shower room and bedroom.

BEDROOM THREE

12'9" x 12'6" (3.89m x 3.82m)

A comfortable double bedroom with dual aspect double glazed windows, radiator, airing cupboard housing immersion water heater.

SHOWER ROOM

A three piece shower suite comprising shower cubicle, with tiled surround, W.C and hand basin, radiator, half tiled walls, tiled flooring, inset lighting, extractor fan, double glazed window.

FIRST FLOOR



LANDING

An impressive gallery style landing with original ceiling rose and decorative architraves, large airing cupboard housing water cylinder, doors to bedrooms and bathroom.

MASTER BEDROOM

22'4" max x 18'6" into fireplace (6.81m max x 5.66m into fireplace)

A large master bedroom which effectively mirrors the shape of the living room with its feature curved walls, decorative architraves and ceiling rose, curved recess with feature fireplace, double glazed windows, radiator.

BEDROOM TWO

12'4" x 11'10" (3.76m x 3.61m)

A good sized double bedroom with double glazed window, radiator, storage cupboard.

BATHROOM

A well proportioned vintage style family bathroom comprising bath with shower attachment, large hand basin and W.C, half tiled walls, tile effect flooring, radiator, double glazed window.

OUTSIDE

The property is approached through a granite pillared entrance onto a long driveway which provides parking for multiple vehicles. A small Copse at the front gives the home plenty of privacy along with well planted mature boundaries right around the plot. The main garden sits to the side which is predominantly laid to lawn and boasts all day sunshine. The driveway continues towards the rear giving access to a large garage where a gravel footpath meanders beyond the garage to another area of garden which has been planted with a host of mature plants, trees, shrubs and palms. Here you will also find a greenhouse, a 4.3m x 3.3m workshop,

GARAGE

20'0" x 18'1" (6.12m x 5.52m)

A large detached garage with light and power.

MATERIAL INFORMATION

Council tax band: E

Council tax annual charge: £2863.1 a year (£238.59 a month)

Tenure: Freehold





Pendarves Road, Camborne, TR14 7QJ

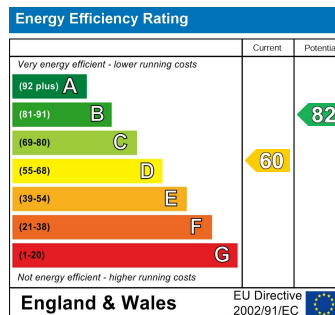
Property type: House
Property construction: Standard form
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Central heating
Heating features: Double glazing
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - Good, Vodafone - Good, Three - OK, EE - Great
Parking: Garage and Driveway
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: Yes
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: D
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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.





Total area: approx. 210.3 sq. metres (2263.7 sq. feet)



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