

Fore Street

Praze

Camborne

TR14 0JX

Offers In The Region Of
£240,000

- BEAUTIFUL CHARACTER COTTAGE
- THREE DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN
- PARKING FOR FOUR CARS
- GAS CENTRAL HEATING
- VILLAGE LOCATION
- WELL APPOINTED KITCHEN AND BATHROOM
 - POTENTIAL FOR DEVELOPMENT (STPP)
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - B

Floor Area - 678.00 sq ft



PROPERTY DESCRIPTION

Situated in the popular village of Praze is this beautifully presented character cottage with a generous garden and plenty of parking. The accommodation comprises a cosy, dual aspect lounge/diner with original features including exposed beams, Granite quoins and inglenook fireplace with wood burning stove, a well appointed shaker style kitchen, modern three piece bathroom and three double bedrooms. Outside, the rear enjoys a good sized enclosed garden with a useful outbuilding/workshop and access to a large area of parking which may also lend itself to development. Other benefits to this charming property include a new roof, upgraded electrics and central heating boiler.

ACCOMMODATION IN DETAIL

(All measurements are approximate)

ENTRANCE

Double glazed door into:

ENTRANCE VESTIBULE

Glazed door into:

LOUNGE/DINING ROOM

17'2" x 11'0" > 8'1" (5.24m x 3.36m > 2.47m)

A warm and charming dual aspect living space hosting an array of features including exposed Granite quins, original ceiling beams and Granite stone fireplace with wood burning stove, double glazed windows to front and rear, radiator, inset lighting, stairs to first floor, door into:

KITCHEN

10'7" x 8'11" (3.23m x 2.72m)

A well appointed kitchen fitted with a range of Shaker style units with wood effect worksurfaces and Metro tiled splash backs, one and half bowl composite sink with mixer tap and drainer, spaces for fridge, freezer and oven, fitted extractor hood, integrated dishwasher and microwave, wood effect flooring, radiator, cupboard housing combination boiler, double glazed window, obscure double glazed door to garden door into:

BATHROOM

A contemporary style three piece bathroom suite comprising bath with shower over, W.C with concealed cistern and hand basin with fitted cupboards, easy clean panelled walls, tiled effect flooring, inset lighting, radiator, heated towel rail, utility cupboard with space and pluming for washing machine and timbe dryer.

FIRST FLOOR

LANDING

'Nuaire' ventilation unit, loft access hatch, doors to

BEDROOM ONE

12'8" x 9'6" (3.87m x 2.92m)

A good sized, dual aspect master bedroom with double glazed windows overlooking the rear garden, exposed wood flooring, inset lighting, radiator.

BEDROOM TWO

13'7" x 8'4" (4.16m x 2.55)

Another generous double bedroom with double glazed window, exposed Granite stone quoins, radiator.

BEDROOM THREE

9'4" x 8'11" (2.86m x 2.72m)

A third double bedroom with double glazed window, radiator.

OUTSIDE

The rear of the cottage enjoys a generous enclosed garden perfect for children and pets. Predominantly laid to level lawned there is also bark chipped seating and play area and a useful detached studio/workshop. A pathway then leads to a large open area with space to park four cars which also lend itself to development subject to necessary permissions.

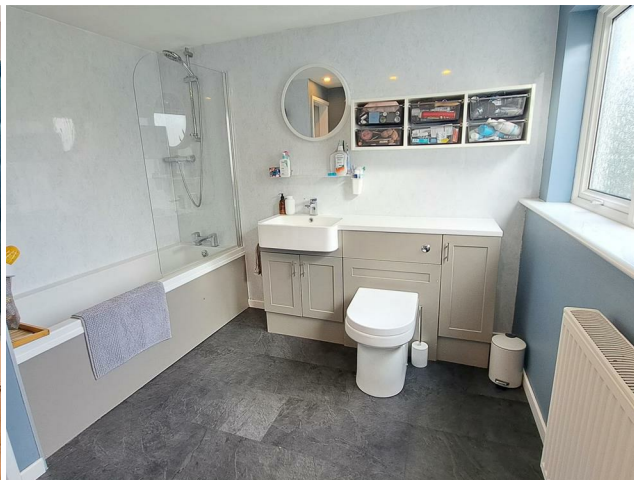
MATERIAL INFORMATION

Council tax band: B

Tenure: Freehold

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 and Wood burner

Broadband: FTTP (Fibre to the Premises)

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

Parking: Off Street, Rear, and Private

Building safety issues: Asbestos roof over small ground floor bathroom extension, in good condition.

Building safety - defects or hazards: None.

Building safety - work done: None

Building safety - work required be done: None

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: 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.

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Are You....

- A First Time Landlord Looking For Advice
- 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		87
(81-91) B		
(69-80) C		63
(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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