



Fore Street  
Praze-an-Beeble  
TR14 0JX

Guide Price £335,000

- STUNNING DOUBLE FRONTED PERIOD PROPERTY
- SYMPATHETICALLY IMPROVED
- APPROXIMATELY 300FT REAR GARDEN
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- FABULOUS PART OPEN PLAN DESIGN
- BEAUTIFUL DECADENT BATHROOM
  - WOOD BURNER AND OPEN FIREPLACE
  - GENEROUS LIGHT AND AIRY ACCOMMODATION THROUGHOUT
- SCAN QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - C

Floor Area - 1087.00 sq ft



## DESCRIPTION

The Art House is a quite remarkable three bedroom double fronted period property in the heart of the village of Praze-an-Beeble which offers charming light and spacious accommodation throughout. The property has been sympathetically maintained over the years, retaining many delightful original and period features, whilst improving core aspects of the home, such as a new roof and Gas fired heating system. Internally, the property benefits from a lovely flowing blend of accommodation, with an open plan Living room/Dining room which in turn opens up into a spacious Kitchen. There is the benefit of a tucked away Study area, a fabulous rear Sun room, and a decadent bathroom and separate cloakroom on the Ground floor. Upstairs there are three excellent double Bedrooms with beautiful, exposed timber flooring. There is also remarkable potential outside: with a garden literally hundreds of feet in length! Other properties in the area have capitalised with outdoor workshops and annexes, and subject to necessary consents, there are a wealth of possibilities. The garden itself meanders gently upwards offering a wide range of different areas, with a very useful parking area suitable for several vehicles. All in all, this is a wonderful family home providing stylish light and airy accommodation, with a stunning and almost never ending garden! Early viewing is advised.

## ENTRANCE

UPVC double glazed part obscured door opening into:

## LIVING ROOM/DINING ROOM

25'5" x 11'2" (7.764m x 3.427m)

A wonderfully generous open plan room with clearly delineated space for both dining and living areas

## LIVING AREA

11'2" x 10'4" (3.411m x 3.173m)

Oak effect laminate flooring. Wood burner with slate hearth with two recessed alcoves. Exposed beams. UPVC double glazed window to front elevation.

## DINING AREA

14'11" x 11'3" (4.556 x 3.441)

Open from the living room, a superb space with plenty of room for a sizeable dining table. Oak effect laminate flooring. UPVC double glazed window to front elevation. Exposed beams. Open fire with a beautiful rustic painted period timber surround with slate hearth.

## KITCHEN

13'11" x 9'3" (4.265 x 2.833)

Another lovely room filled with natural light. Ceramic tile effect laminate flooring. An open Kitchen with a range of cupboards with ceramic tiled work surfaces over. Belfast sink with open storage unit beneath. integrated oven with Four ring hob over. Exposed beams. Glazed window to rear. Recessed shelving. Access through to rear hall and through to stairwell to first floor.

## REAR HALL

UPVC double glazed window to side elevation. Doors opening into Bathroom and Cloakroom.

## BATHROOM

7'0" x 6'2" (2.144 x 1.895)

A fabulous bathroom with Ceramic tile effect flooring. Attractive roll top claw foot standalone bath. Inset wash hand basin with cupboard unit beneath. UPVC double glazed obscured window to rear. Traditional wooden wall panelling.

## CLOAKROOM

Ceramic tile effect laminate flooring. UPVC double glazed obscured window to rear. Low level W.C. Corner wash hand basin.

## SUN ROOM

13'11" x 6'4" (4.247 x 1.943)

Oak effect laminate flooring. UPVC double glazed almost floor to ceiling windows with UPVC double glazed sliding door leading out to the rear garden. Exposed stone wall.

## INNER HALL

Giving access into the Study area and to the impressive open tread timber stair case leading up to the first floor.



### STUDY AREA/HOME OFFICE

9'4" x 7'6" (2.866 x 2.287)

With open access from the living room if required. A superb tucked away space. Oak effect laminate flooring.

### FIRST FLOOR

A lovely traditional landing with exposed floorboards. Doors opening into all three bedrooms.

### BEDROOM ONE

14'2" x 11'5" red to 8'11" (4.339 x 3.493 red to 2.731)

A generous double bedroom with exposed floorboards. UPVC double glazed windows to front. Radiator.

### BEDROOM TWO

10'1" x 11'6" (3.098 x 3.520)

Exposed floorboards. UPVC double glazed window to front. Radiator. Loft hatch.

### BEDROOM THREE

13'0" x 9'1" (3.964 x 2.783)

Another excellent double bedroom with exposed floorboards. UPVC double glazed window to side elevation. Built in cupboard housing gas fired boiler. Radiator. Exposed stone wall. Loft hatch.





Fore Street, Praze-an-Beeble, Camborne, TR14 0JX

## OUTSIDE

The garden at the Art House is without doubt one of the defining features of the property. Immediately outside the sunroom there is a concrete stone and paved patio area providing ample space for outside dining. There is a raised bed and approximately 7' x 4' timber pent shed. One side of this area of the garden there is a stone built out house providing useful storage. A pedestrian gateway opens into a further area of garden with concrete paved pathway. To one side of the pathway there's a range of shrubs plants and flowers. To the right hand side there are lawned areas giving access into a section containing an approximately 7' x 4' greenhouse and established vegetable garden.. Continuing up the garden there are further areas of lawn with a path meandering between. The garden in total is believed to be approximately 300 feet in length offering incredible versatility with a vast number of sheltered private and sunny areas. At the midway point leading up the garden there is a timber five bar gate which gives vehicular access into and out of the property across a right of way from the road beyond. This private parking area currently provides space for several vehicles on a granite chipped driveway But there is plenty of scope to increase this parking area given the size of the garden. Further towards the rear of the garden, there are a wide range of trees shrubs and wildflower gardens. The gardens do offer plenty of opportunity for further development in numerous ways, and may support the creation of an annexe or workshop, subject to any necessary consents.

## MATERIAL INFORMATION

Verified Material Information

Council tax band: C

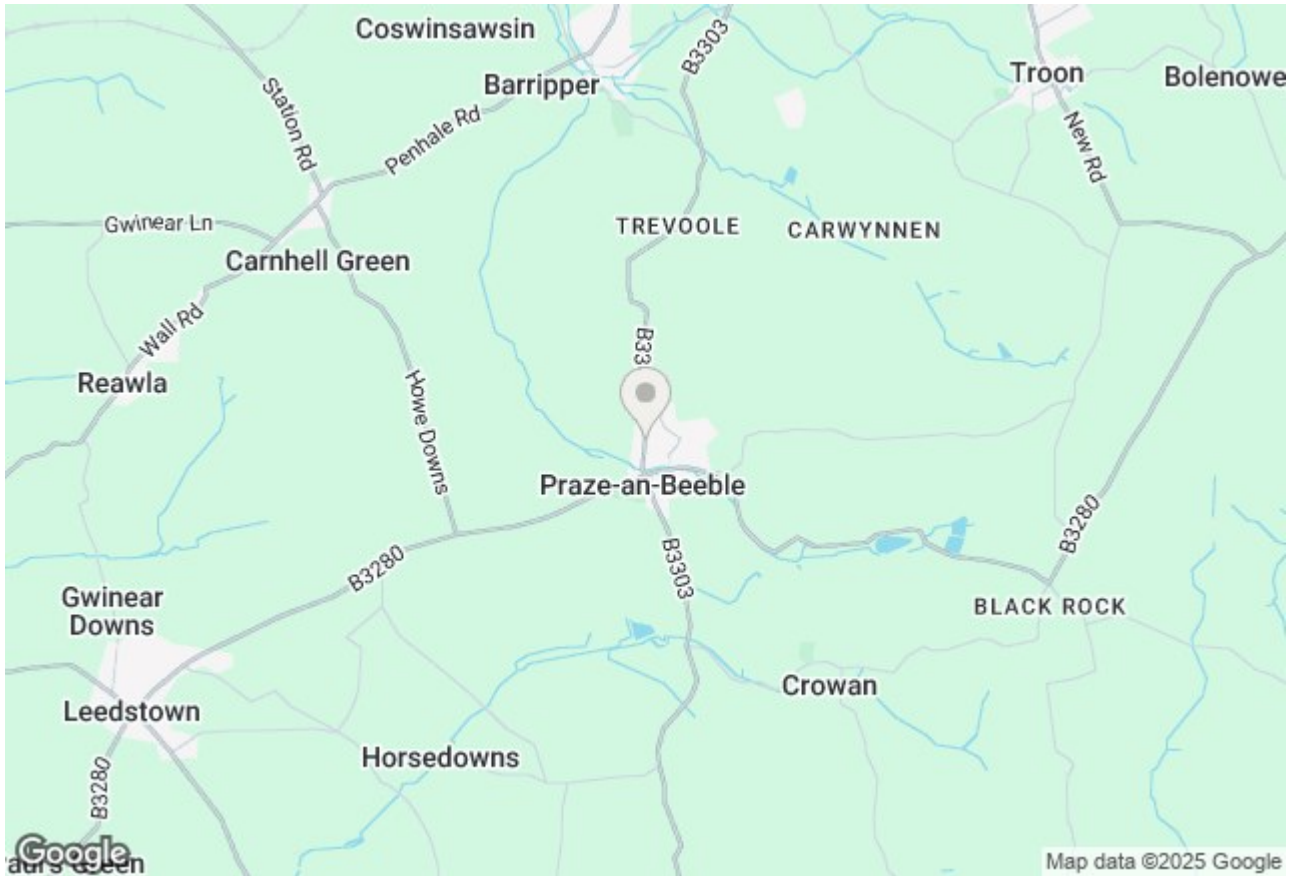
Tenure: Freehold

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: Open fire and Wood burner  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Great, Vodafone - Great, Three - OK, EE - OK  
Parking: Driveway, Off Street, Private, Gated, and Rear  
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: Yes  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: C  
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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.



## Buying To Rent Out?

Are You....

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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

01726 72236

## Contact Us

29 Commercial Street

Camborne

Cornwall

TR14 8JX

E: [camborne@millerson.com](mailto:camborne@millerson.com)

T: 01209 612255

[www.millerson.com](http://www.millerson.com)

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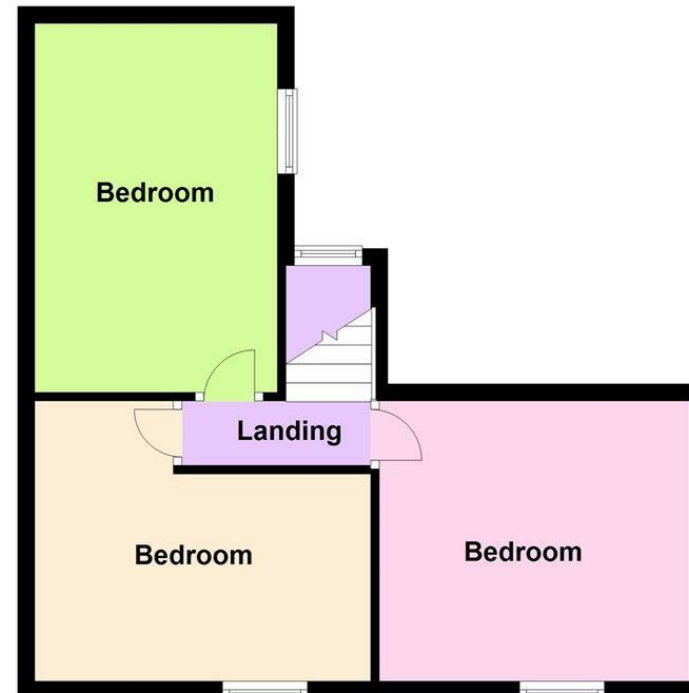
### Ground Floor

Approx. 65.6 sq. metres (706.1 sq. feet)



### First Floor

Approx. 40.0 sq. metres (430.2 sq. feet)



Total area: approx. 105.6 sq. metres (1136.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		71	
(69-80) C			
(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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