

Black Rock Camborne TR14 9NG

Guide Price £650,000

- DETACHED BUNGALOW WITH LAND
- FOUR BEDROOM FAMILY HOME OR TWO BEDROOM HOME WITH TWO BEDROOM ANNEXE
 - THREE ACRES OF LAND
 - THREE PADDOCKS WITH VEHICULAR ACCESS FROM DWELLING AND ROAD
- LAPSED PLANNING TO CREATE 2ND STOREY ACCOMMODATION
- BEAUTIFUL AND PRIVATE GARDENS AND GROUNDS
 - 60FT GARAGE
 - FORMER STABLE BLOCK
- FABULOUS FLEXIBLE HOME WITH LAND
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - D

Floor Area - 1494.00 sq ft



4



2



2



F35

DESCRIPTION

Situated in an enviable rural location, a stunning and flexible property which offers either extensive four bedroom accommodation, or splits easily to create a three bedroom home with a one bedroom annex. The property also benefits from glorious private sunny gardens and grounds, approaching three acres of land with three extensively tree lined sheltered paddocks with vehicular access from the road or main property. Additionally there's an impressive 60Ft purpose built stable block with attached hay store, currently used as a Garage/Workshop and a run of former pigstys which have been roofed over and now offers over 30Ft of greenhouse space along with a couple of useful sheds. The property also benefits from owned solar panels which currently generate between £1500 and £2000 of income annually along with cheaper day time electricity. Accommodation in brief includes, two separate Kitchens, two separate Living rooms, four Bedrooms, Utility room, a Shower room, Bathroom and Loft room. there is also lapsed planning permission for extension into the roof. A superb property in a wonderful location - early viewing advised.

SITUATION

Spring Farm occupies an idyllic position in the rural hamlet of Black Rock, and enjoys stunning views from almost all parts of the property across Cornish countryside to the south coast in the distance. Black Rock lies close to the village of Praze, and the charming village of Crowan. the Market town of Camborne with a range of National outlets is just over four miles away, and the coastal Town of Hayle is just 8 Miles distant, with it's miles of golden sands. The county town of Truro is approximately 17 miles by car, with the south coast town of Falmouth in touching distance, just 13 miles away.

ENTRANCE

Timber double glazed door opening into:

KITCHEN

Engineered oak flooring. A range of floor standing and wall mounted cupboard draw units with work surfaces over. One bowl stainless steel sink unit with drainer board and hot and cold taps over. Space for fridge. Space for oven. Wall mounted Vokera gas fired boiler. Door opening into shower room. Radiator. Door opening into living room.

SHOWER ROOM

Engineered oak flooring. Shower cubicle with electric shower over. Pedestal wash handbasin. Low-level WC. Glazed obscured window to rear elevation. Part tiled to 3 walls. Radiator.

LIVING ROOM

A lovely sunny and light room with glazed window to front elevation and timber glazed door through to conservatory. Further door through to rear hallway giving access to bedrooms. Radiator. Feature granite fireplace with slate hearth.

CONSERVATORY ONE

A glorious conservative to the rear of the property overlooking the rear garden with lovely far reaching rural views beyond. Glazed windows to side with polycarbonate roof.

BEDROOM ONE

Stripped Pine floorboards. Glazed window through to conservatory enjoying lovely views in the distance. Radiator.

REAR HALL

An interconnecting hallway between the two properties giving access through to the left-hand side property through a lockable door which can of course be left open when using the property in its entirety as one home. The split can fall either before bedroom one or two, creating either a 3 bedroom property and one bedroom property, or two two bedroom properties.

BEDROOM TWO

A lovely Sun filled room with glazed window through to conservatory and enjoying lovely views. Pine flooring. Radiator.

FAMILY BATHROOM

Glazed obscured window to rear elevation. Inset bath with tiled surround with electric shower over. Low-level WC. Pedestal wash hand basin. Mirrored cabinet. Radiator.

LIVING ROOM

.A lovely light room with access into the second conservatory and door through to further hall. Stripped Pine floorboards. Glazed window to rear through conservatory.

CONSERVATORY TWO

Another extremely spacious conservatory with timber glazed windows the two sides and polycarbonate roof. French doors leading out onto the terrace area and garden. Superb far reaching countryside views.

BEDROOM THREE

A stunning bedroom with two glazed windows to front elevation with



glorious far reaching countryside and sea views. Radiator. Built-in wardrobe with hanging space and wooden slatted shelving above. Exposed Pine floorboards

BEDROOM FOUR

Another double bedroom with exposed pine floorboards. Glazed window to rear elevation overlooking garden. Wall mounted radiator. Loft hatch giving access to easily accessible loft.

KITCHEN/DINING ROOM

A lovely spacious room with two clear areas for kitchen and dining.

KITCHEN AREA

Ceramic tile flooring. A range of floor standing and wall mounted cupboard and draw units with worksurfaces is over. One bowl stainless steel sink unit with drainer boards to both sides with hot and cold tap over. Space for oven with extractor fan over. Space for fridge freezer. Glazed picture window overlooking the rear garden. Timber glazed door through to utility room.

DINING AREA

Stripped pine floorboards. Glazed picture window overlooking the rear garden. Radiator.

UTILITY ROOM

A very useful space to the rear of the kitchen with slate tile effect laminate flooring. Space and plumbing for washing machine. A range a floor standing and wall mounted cupboard and drawer units. Timber double glazed door leading out to the rear garden.

LOFT ROOM

Accessed from a drop down ladder in Bedroom four, a very useful storage space with Velux window to front elevation with further eaves storage.

OUTSIDE





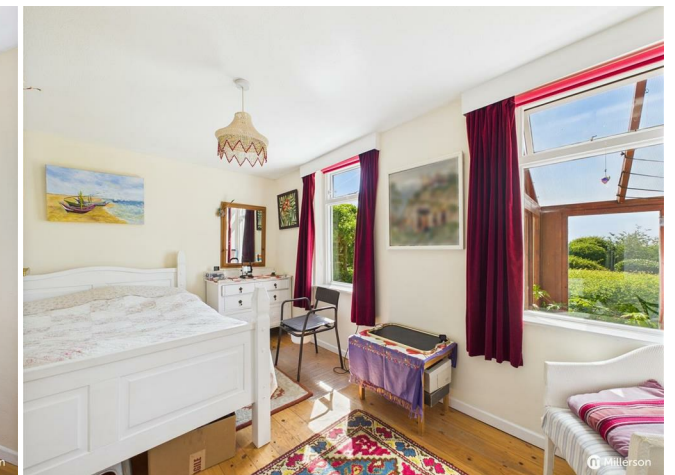
Black Rock, Camborne, TR14 9NG

FRONT GARDEN

A stunning front garden enjoying stunning rural and sea views, separated into three distinct areas with one section separated for the for the annexed side of the property. There is a lovely level lawn area with fruit trees which is bordered to three sides by gentle banks with a range of flower shrubs and plants. This area of the garden enjoys stunning Rural views for miles. There is a low maintenance terraced area which is accessible from the main conservatory of the property which is predominantly concrete paved. Gentle steps lead down to a stone paved terrace which is suitable for outside dining. Beyond this point there is a granite chipped low maintenance garden area which is flanked to all three sides by mature shrubs, plants and hedges creating a wonderfully private and sunny Area.

REAR GARDEN AND PARKING AREA

The property is approached via a private driveway leadin in from the road, and to the right hand side there is a parking base suitable for two vehicles on granite chippings. This area is bordered by a range of attractive shrubs plants and flowers. The driveway continues beyond The parking bay and gives access to the detached garage and range of former stables, with a further parking area for several vehicles. There is also a stone chipped pathway into the rear garden from the section. The rear garden is a slightly raised generous level lawn which is bordered on three sides by a range of shrubs plant sand hedging. It's lovely spot again enjoying superb for reaching countryside views.





DETACHED GARAGE

An enormous and tremendously useful workshop or garaging space with two separate internal rooms. The first room has access through the main timber double garage doors, concrete flooring, glazed obscured window to front elevation. Further stable door to front elevation. Timber door opening into room two.

Room two concrete base. Glazed obscured window to front elevation timber door leading out to the rear.

FORMER STABLE BLOCK

A run of four former stable units which have now been opened up internally to provide a generous planting space for a range of fruits and vegetables

THE PADDOCKS

A stunning run of three fields with the initial field accessible from the Road via a galvanised steel five bar gate. All three paddocks are gently sloping and all three paddocks enjoy stunning far reaching countryside views of a quite spectacular nature. Access from each paddock is vehicular And this space offers a wide range of opportunities.

MATERIAL INFORMATION

Verified Material Information

Council tax band: D

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: Yes

Other electricity sources: feed in tariff received from good energy account 15541

Water supply: borehole

Sewerage: Septic tank

Heating: Central heating

Heating features: Double glazing and Open fire

Broadband: FTTP (Fibre to the Premises)



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

Parking: Off Street, Private, and Garage

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: Lateral living and Level access

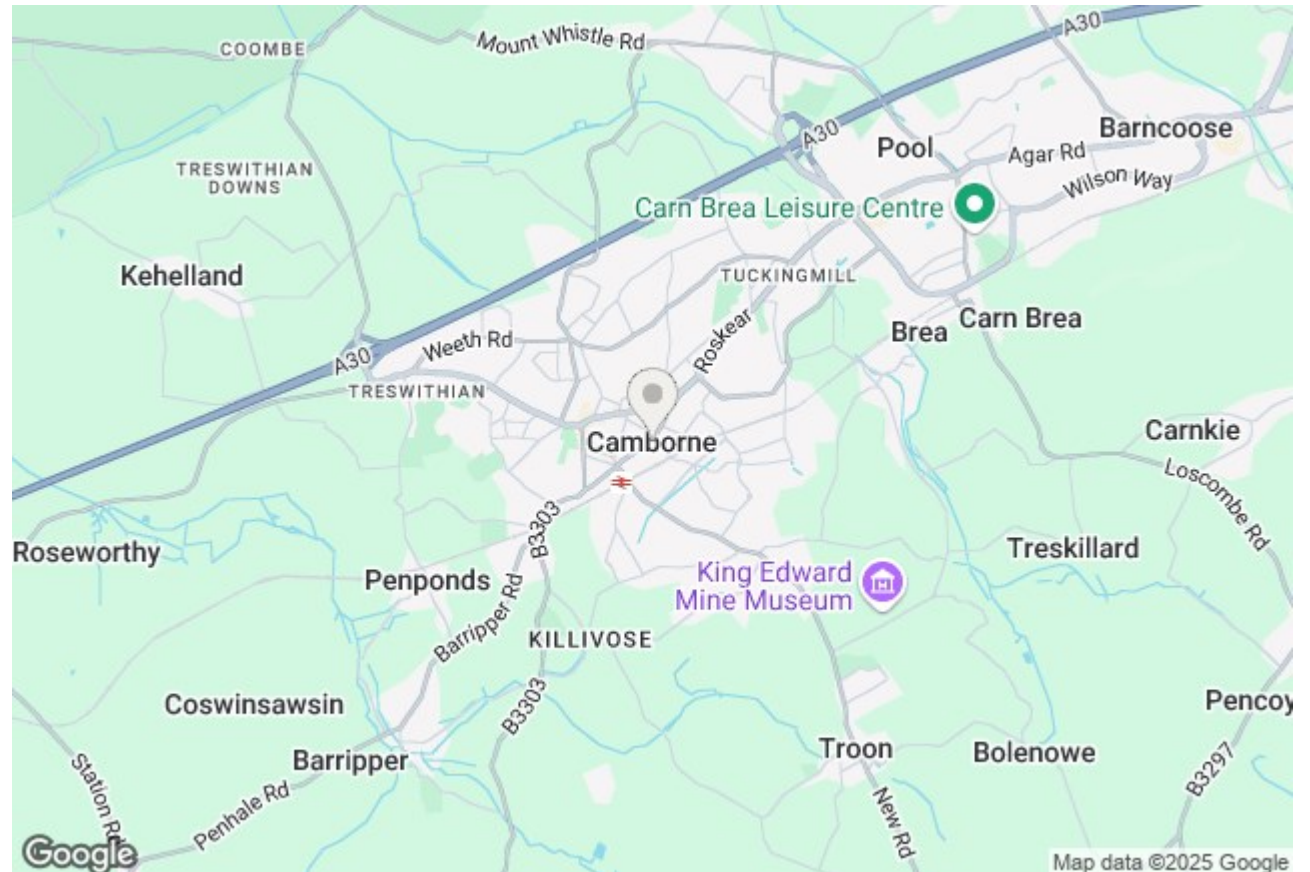
Coal mining area: No

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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Approximate total area⁽¹⁾

2198 ft²

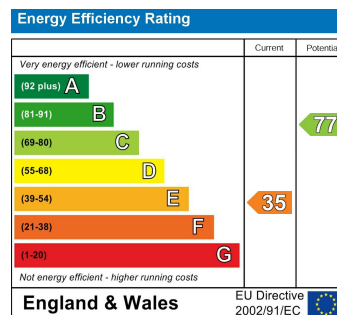
204.1 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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