



Trelawney Road Camborne TR14 7LN

Guide Price £375,000

- SUPERB FOUR BEDROOM VICTORIAN PROPERTY
- CONVERTED 'HOME OFFICE' GARAGE WITH FURTHER POTENTIAL
- STUNNING ORIGINAL FEATURES THROUGHOUT
- BEAUTIFUL AND SPACIOUS REAR GARDEN
- OFF ROAD PARKING
- FOUR BEDROOMS AND BATHROOM TO FIRST FLOOR
- STUNNING KITCHEN WITH BI-FOLDS TO GARDEN
- EXQUISITE LIVING ROOM
- SCAN QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - C

Floor Area - 1536.00 sq ft



4



2



2



D65

DESCRIPTION

A beautifully presented four bedroom semi detached Victorian property in the short residential location of Trelawney Road on the outskirts of Camborne. This stunning family home has been painstakingly improved by the current vendors during their nine years at the property. Currently, the accommodation comprises of a stunning connected living room and dining room, a beautiful kitchen/breakfast room with bespoke work surfaces, along with four bedrooms and family bathroom to the first floor. Externally there is parking to the front along with a surprisingly spacious generous and private level rear garden with the added benefit of a converted garage now offering Office space with its own kitchenette, shower room and utility area providing potential for a range of uses subject to all necessary consent. All in all a stunning, extremely attractive Victorian residence offering space charm and style in abundance.

ENTRANCE

Solid solid timber period door opening to:

ENTRANCE HALL

Original Milton tile flooring running through the entrance hall and into the inner hall all the way to the kitchen uninterrupted. Space for chest of drawers unit. Dado rail. Original skirtings and cornicing. Timber doorway with glazed obscured Stained glass windows to sides and above.

INNER HALL

A continuation of the original Milton tile flooring. Doors opening into living room. Door opening into dining room. Victorian style radiator. First floor. Under stairs cupboard. Door opening into kitchen/breakfast room.

LIVING ROOM

A stunning room which enjoys open access into the dining room providing a wonderful feeling of space and an abundance of natural light. Stripped floorboards. Recessed Wood burner with concrete cast hearth with wooden mantle and surround. Beautiful deep bay window with original sliding sash windows to front elevation with Victorian radiator beneath. Square archway through to:

DINING ROOM

Another superbly proportioned reception room with traditional sliding sash window overlooking the rear garden. Victorian radiator. Stripped floorboards. Picture rail. Original deep skirting. Picture rail, coved ceiling.

KITCHEN/BREAKFAST ROOM

A fabulous and generous space with plenty of room for kitchen area and dining area if required, utilising the central island unit. A stunning bespoke built cast concrete kitchen with a range of floor standing cupboard and drawer units beneath. Inset wash handbasin unit with cut drainer within the concrete cast work surface. Bi-fold doors leading out onto the terrace. Traditional sliding sash window overlooking the garden.

FIRST FLOOR

A beautiful original staircase with split landing. Access to bedroom three and family bathroom to the rear of the split landing with a further three bedrooms accessed by the main landing area. Loft access. Picture rail.

BEDROOM ONE

Stripped white washed floorboards. A stunning and generous double bedroom with the benefit of a generous bay window to front elevation allowing for plenty of natural light. Victorian radiator.

BEDROOM TWO

Another extremely well proportioned double bedroom with sliding sash window to rear elevation overlooking the back garden. Victorian radiator

BEDROOM THREE

A generous single bedroom of dual aspect design, with sliding sash windows to side and rear. Radiator.

BEDROOM FOUR

A traditional single bedroom to the front elevation the property with traditional sliding sash window to front elevation. Victorian radiator.

FAMILY BATHROOM

A stunning four piece family bathroom with Roll top Claw foot Cast iron bath with original Victorian taps. Generous fully tiled corner



shower cubicle with plumbed shower unit over. Low level W.C. Two sliding sash windows to side elevation.

OUTSIDE

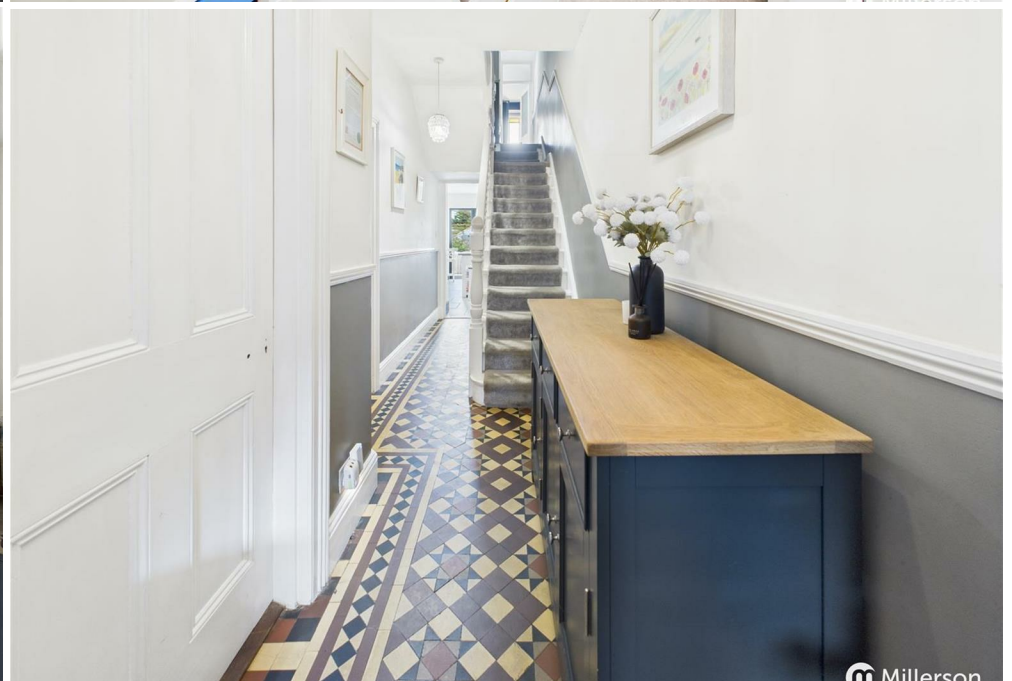
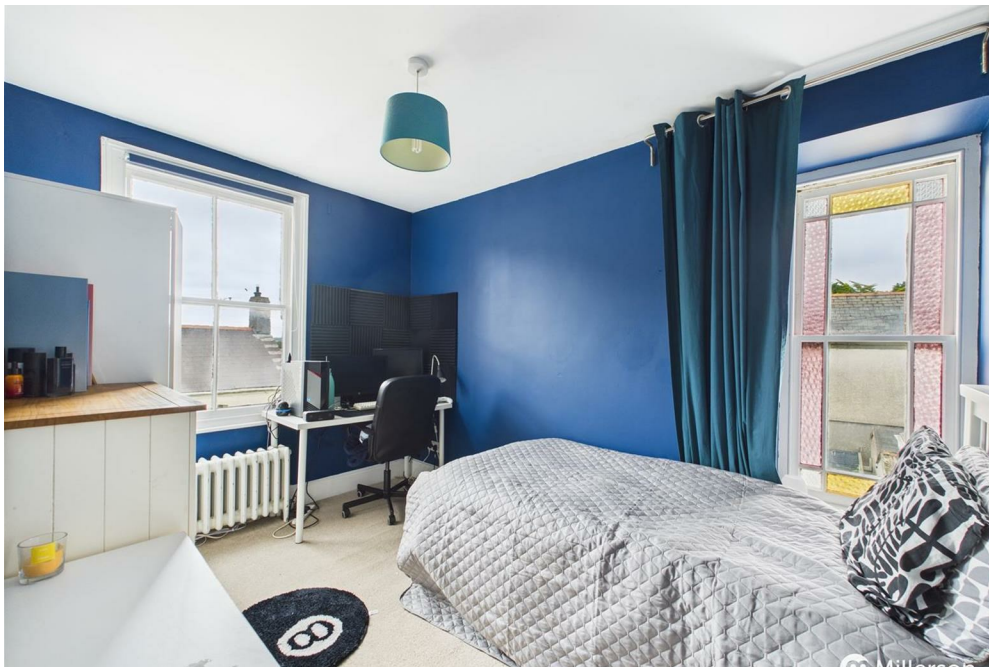
TO THE FRONT

Off-road parking along with a pedestrian concrete walkway to the front door which is which has mature hedging for privacy.

TO THE REAR

The rear garden is a real highlight of the property and is particularly generous in design for this type of property. Garden is accessed via the kitchen through the impressive bifold doors which lead out onto a lovely stone pave terrace area perfectly suited to outside dining with plenty of space for outdoor sofas barbecue et cetera. Steps lead down to the generous and level lawn garden which is boarded by a range of shrubs plants and flowers. To the corner of the garden there is another lovely stone paved area with a further space for outdoor sofas. To the side of the house there is a concrete pathway with a couple of steps up to low maintenance concrete paved side garden which offers privacy and shelter, and could provide further parking through timber gate to the front if required. This area has been utilised as an excellent storage space for the current owners.





Trelawney Road, Camborne, TR14 7LN

HOME OFFICE/GARAGE CONVERSION

Converted from an original garage around five years ago, a superb home office space which could be utilised for a range of different uses subject to any necessary consents. Currently the space benefits from a generous home working area with UPVC double glazed windows to front elevation with a kitchenette area providing a range of floor standing cupboard units with a recessed space providing Room for a fridge freezer. There is also a further recessed area with space and plumbing for washing machine and dishwasher with worksurface over. An internal door opens into a very impressive shower room with tile effect laminate flooring, a generous corner shower with electric shower unit over, low level WC and wash handbasin. Wall mounted chrome heated towel rail. UPVC double glazed obscured window to rear elevation. Extractor fan. This excellent additional space provides a wealth of different opportunities for perspective purchases and could easily be adapted to provide accommodation for a relative or even rented out subject to any necessary planning consents.

MATERIAL INFORMATION

Verified Material Information

Council Tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

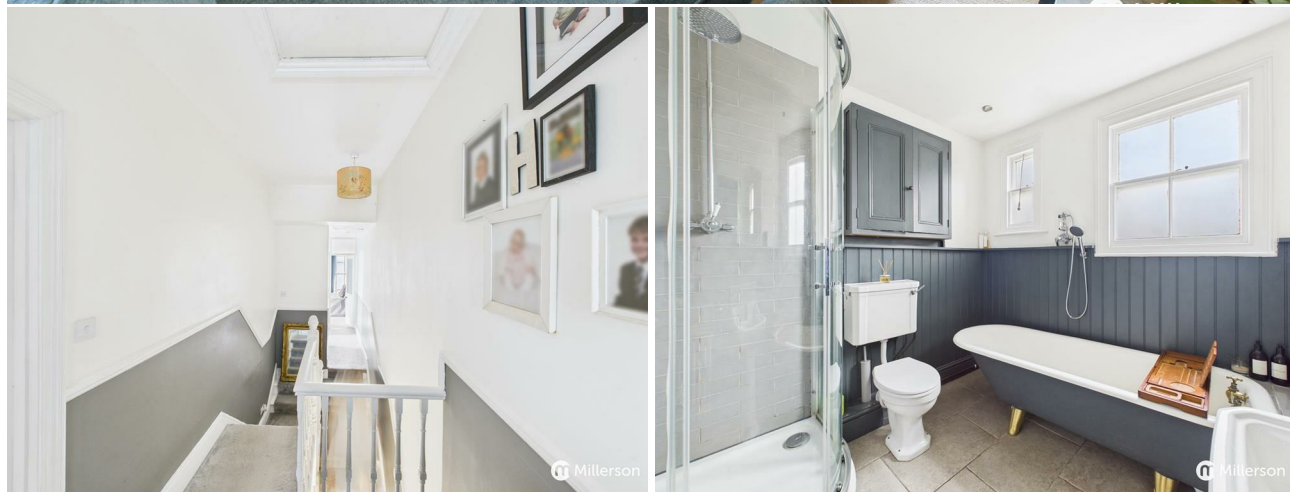
Other electricity sources: No

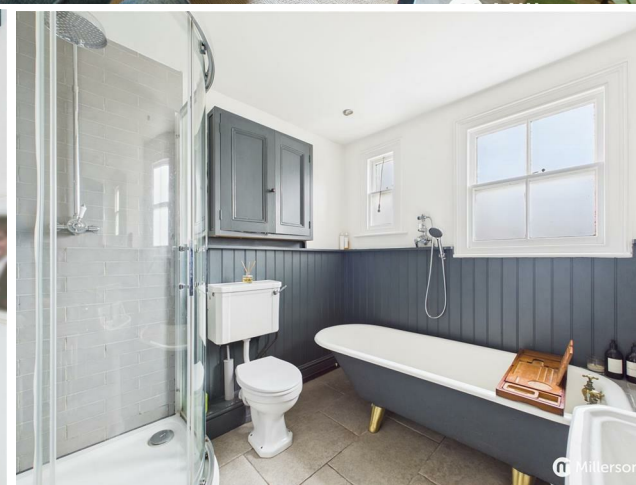
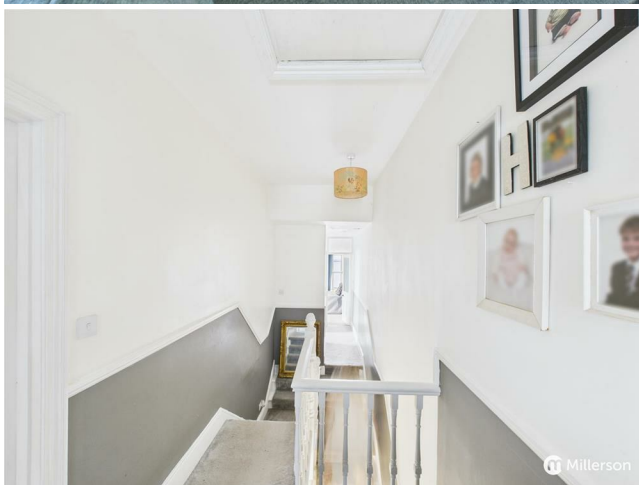
Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Wood burner





Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - Great

Parking: Driveway and On Street

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

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptation: None

Coal mining area: No

Non-coal mining area: Yes

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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.



Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

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To Arrange A Valuation

Here To Help

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Camborne
Cornwall
TR14 8IX

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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area[®]

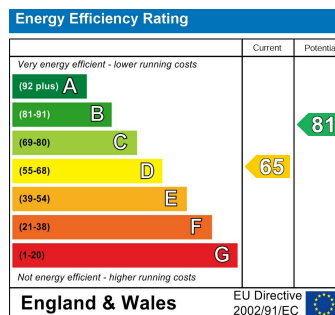
1536 ft²

142.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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