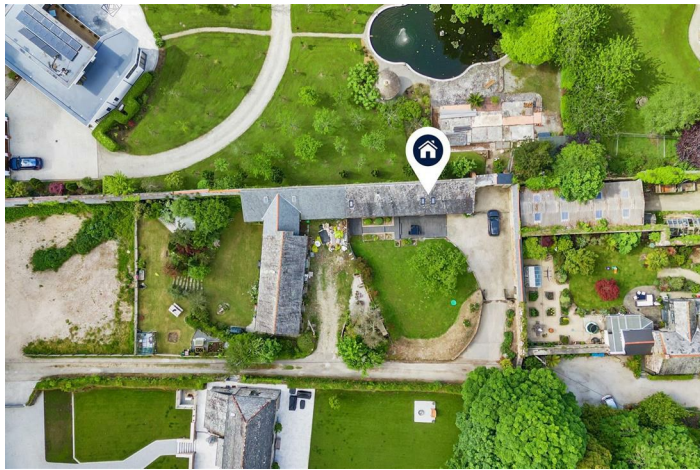


The Barn, Clowance

Praze, Camborne, TR14 0PT





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****MOTIVATED VENDORS - OPEN TO OFFERS**** Welcome to this stunning property located in the picturesque Clowance Estate in Praze. Once the home of the St Aubyn family, the estate is steeped in Cornish history. This immaculately presented Grade II listed barn conversion boasts a wealth of period features, including beautiful stone working that adds character and charm to the property. As you step inside, you are greeted by a spacious open plan reception room that offers a cosy and inviting atmosphere, with the living space featuring a contemporary log burner. The kitchen is well appointed with integral appliances and a breakfast bar. The property features two good size bedrooms with the master bedroom complimented with an ensuite. The property also benefits from a good-sized, secure enclosed garden, ideal for enjoying the outdoors and hosting gatherings with loved ones. Currently utilised as a holiday let by our clients, this semi-detached property is now available for you to continue use as such, or to make it your permanent residence. Sold with no onward chain, this is a fantastic opportunity to own a piece of history in a sought-after location. Don't miss out on the chance to own this beautiful barn conversion in an idyllic rural setting. Contact us today to arrange a viewing and start envisioning the life you could create in this wonderful property.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,
Tel: 01326 565016 | hello@thematherpartnership.co.uk | www.thematherpartnership.co.uk

Guide price - £385,000

Location

Praze An Beeble is a popular village which lies between the towns of Helston and Camborne with the latter having a train station. The village offers a surprising range of amenities to include a public house, bakery, fish and chip shop, doctors surgery, village shop and primary school. The property forms an original part of the Clowance Estate, was once the home of the St Aubyn Family, a prominent Cornish family who's roots on the estate date back almost 500 years.

Accommodation

Open plan lounge kitchen dining room

Bedroom one

En suite

Bedroom two

Bathroom

Outside

The property benefits from a good size garden, chiefly laid to lawn with Cornish stone hedging to its borders. There is a decking area complimented with flowers and shrubs, with stainless steel and glass balustrading. Generous parking area laid to loose stone. The remains of walled garden sections from the Estate are a wonderful feature to the garden.

Parking

Off road parking for several vehicles.

Services

Mains water and electricity. Sceptic tank drainage. LPG central heating.

Tenure - Freehold.

Agents Note

The cottage is currently marketed for holiday rental through Sykes Cottages, rated as Outstanding according to the reviews and in the top 17% for income in the area, on average being booked for 50%+ of





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

available nights per year. For those looking to continue use as a holiday let, gross figures are available on request. The contents of the property are available to purchase by separate negotiation.

Council Tax

Our clients have informed us that the property is council tax exempt due to it being utilised as a holiday let.

Anti-Money Laundering Regulations

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>. Our clients advise that there is super fast fibre optic broadband to the property.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

