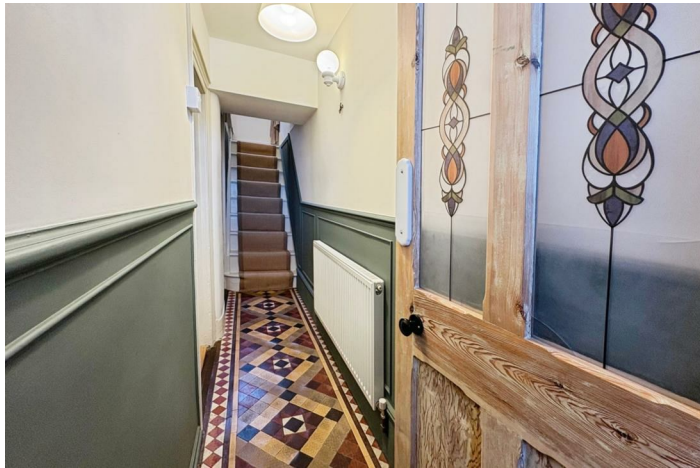


23 Fore Street
Troon, TR14 9EF



MATHER
PARTNERSHIP





23 Fore Street Troon, TR14 9EF

This beautifully modernised stone fronted terraced cottage blends contemporary living with delightful original features. The light-filled living room, enhanced by exposed wooden beams, offers a cosy and welcoming atmosphere. A versatile playroom/dining room provides additional space to suit your lifestyle, while the stylish kitchen/diner creates a perfect setting for family meals and social occasions. A practical pantry adds valuable storage without compromising unit space.

Upstairs, you'll find two double bedrooms, a single bedroom and a sleek, contemporary bathroom.

Outside, the large rear garden has been thoughtfully landscaped. A gravelled seating area is ideal for relaxing or entertaining, leading onto a lawn bordered by mature shrubs that bring colour and privacy throughout the seasons.



The Mather Partnership, Offices in Helston & Hayle
Tel: 01326 565016 or 01736 804556 | hello@thematherpartnership.co.uk
| www.thematherpartnership.co.uk

Guide Price £250,000

Location

Troon is a charming village located just 1.5 miles southeast of Camborne, offering a peaceful rural lifestyle with excellent access to local amenities. Known for its rich mining heritage and community spirit, Troon features a well-regarded primary school, a convenience store, pharmacy, and a popular cricket club. The village enjoys beautiful countryside surroundings while remaining close to transport links, making it ideal for families and commuters alike.

Accommodation

Entrance Hallway
Living Room
Play Room/Dining Room
Kitchen/Diner
Pantry

Stairs to Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

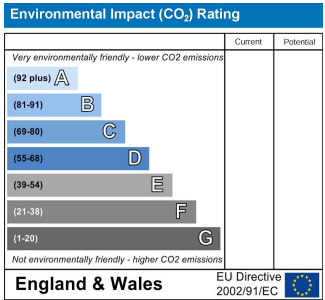
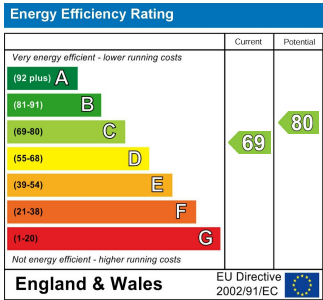
Outside

The rear garden is thoughtfully divided into three sections, each offering its own unique appeal. The first section is low-maintenance and gravelled, featuring a large shed that provides excellent additional storage. The shed has been split into sections, one area has been converted into a utility room incorporating a washer and tumble dryer. The middle section is a tool store and the end section is outside storage. The middle section of the garden is laid to lawn, creating a versatile space ideal for outdoor activities or family enjoyment. To the rear, a further area awaits landscaping – perfect for those wishing to create a vegetable patch or design a garden tailored to their own tastes.

Services

Mains water, drainage and electricity. Gas central heating.





Council Tax Band-B

What3Words

///stub.begin.apparatus

Anti Money Laundering Regulations – Purchasers

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

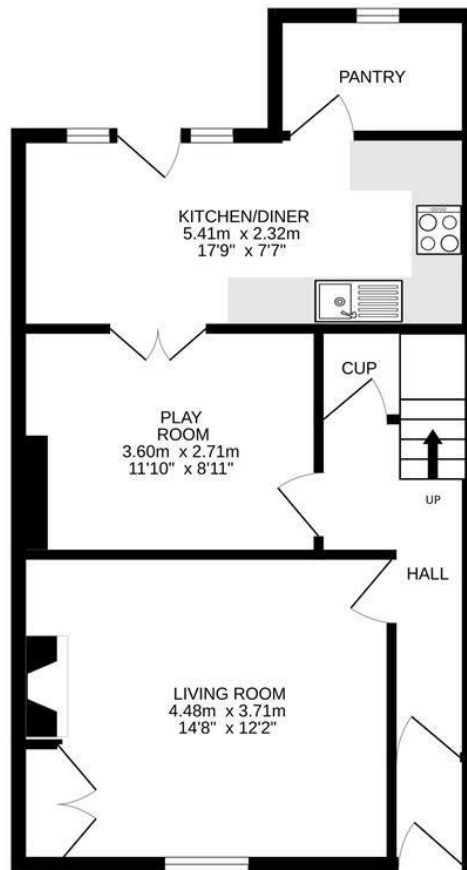
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

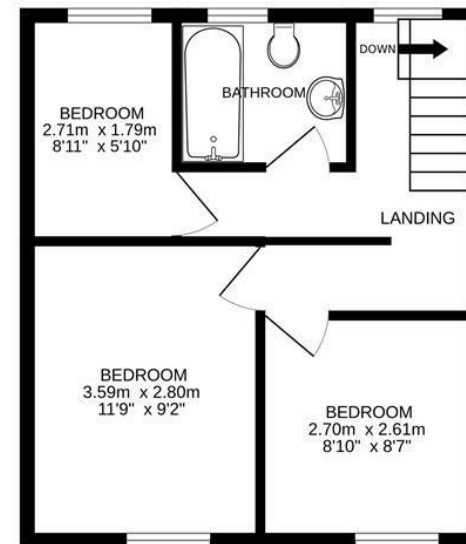
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR



1ST 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.

