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BILL BANNISTER

Sales & Lettings



Lower Crane Farm Cottage

Cranberry Road, Camborne, TR14 7PX

£249,950



Now in need of updating and offered for sale with no onward chain, this detached house benefits from family sized living accommodation with many character features. There are three bedrooms, two receptions, a first floor bathroom and the bonus of a ground floor shower room. The property has some double glazing, gas heating and night storage heaters. Externally there is parking for several vehicles and south facing rear courtyard style gardens.



Sited on a quiet lane towards Camborne Rugby Club, we are very pleased to bring to market this three bedroom detached property with much potential and offered with no onward chain. Internally, this house boasts many original features including beamed ceilings throughout and two traditional fireplaces albeit one requiring attention to re-instate. Subject to the appropriate planning consent, this house presents a fantastic opportunity to develop what is already a very good sized home including the potential addition of either an en-suite or the division of the larger bedroom into two to upgrade to four bedrooms. Other areas that could be enhanced would be the kitchen and utility area as well as some of the outdoor space given the size of the footprint. There is a family bathroom on the first floor complemented by a shower room on the ground floor. Externally, to the front there is parking for at least five vehicles whilst the enclosed south facing rear courtyard garden gives much privacy. In terms of location, the property is very well placed in terms of schools with both the local academy and junior schools within a short walking distance. There is a major supermarket within a fifteen minute walk and the many amenities of Camborne town centre are all within walking distance or a short drive. The A30 trunk road is within a five minute drive.

Casement single glazed front door leading to:

PORCH

Half walled with casement glazed windows overlooking the front driveway and aspect. An internal front door with a rectangular glazed feature leads to;

UTILITY AREA

5'11" x 7'1" (1.81m x 2.17m)
Space and plumbing for washing machine and space for further white goods. Casement glazed window to the side aspect with a roll edge work surface. Door to:

KITCHEN AREA

10'2" x 9'5" (3.10m x 2.88m)
Range of eye level and base level storage cupboards and drawers, roll edge work surfaces and a Worcester Greenstar boiler. Stainless steel sink with double drainer below and a double glazed window to the side aspect. Casement glazed door leads to:

RECEPTION ROOM 1

13'10" x 15'7" (4.22m x 4.77m)
Original feature fireplace with a tiled hearth, radiator and a night storage heater. Stairs to the first floor with understairs storage, double glazed window with a deep sill overlooking the rear garden and a casement glazed door leading to:

REAR HALLWAY

Casement glazed stable door leading to the rear garden. Obscure glazed window to the rear.

SHOWER ROOM

Low level wc and a wash hand basin with a tiled splash back and a hot water heater. Triton Trance electric shower in a fully tiled shower cubicle. Obscure glazed window to the rear aspect.

RECEPTION ROOM 2

12'9" x 15'3" (3.90m x 4.65m)
Double glazed window overlooking the front aspect with a deep sill and a radiator below. Night storage heater and a traditional blocked-in fireplace with a tiled and slate hearth.

FIRST FLOOR

L SHAPED LANDING

Two radiators. Door to a storage cupboard housing a hot water cylinder.

BEDROOM 1

10'10" x 17'0" (3.31m x 5.20m)
A dual aspect room. A radiator below a window with secondary double glazing and a deep sill overlooking the rear courtyard garden and aspect with views in a southerly direction. Night storage heater. Wash hand basin with a tiled splash back. Double glazed window overlooking the front and school playing fields with a deep sill and a radiator below.

BEDROOM 2

10'8" x 12'2" (3.26m x 3.71m)
Double glazed window overlooking the rear courtyard garden and aspect with a deep sill. Radiator. Built-in wardrobe with hanging space and storage shelf.

BEDROOM 3

10'4" x 7'2" (3.16m x 2.19m)
Double glazed window overlooking the side aspect and school playing fields with a radiator below. Wash hand basin with a tiled splash back, mirror and light above. Further night storage heater.

FAMILY BATHROOM

5'7" x 6'7" (1.71m x 2.02m)
Low level wc and a wash hand basin with a tiled splash back and a mirrored panel above. Bath with a tiled splash back and a Triton Cara electric shower over. Double glazed window overlooking the side aspect and school playing fields. Wall mounted electric heater.

OUTSIDE

To the front a concrete driveway provides parking for at least four to five vehicles. There is a BLOCK BUILT SHED with a single glazed window to the side. There is a wraparound pathway and the rear garden can also be accessed via the stable door in the rear hallway. A pathway runs from the driveway all the way round the back of the house to a private fully enclosed courtyard style garden with steps to a raised laid to lawn area with borders of mature shrubs and bushes. A rear gate leads to a shared driveway area and a further raised patio area. The rear garden is south facing.

DIRECTIONS

Leaving the A30 westbound at the Camborne West exit turn left and at the roundabout turn left towards Camborne town. Proceed over the mini roundabout and continue along passing the chapel on the right hand side. Take the second turning right into Pengwarra Road and then first right into Morrab Road. At the junction turn right into Crane Road and then first left into Cranberry Road. Proceed along passing the school on the right hand side and take the left hand driveway to the property.

AGENTS NOTE

TENURE: Freehold.
COUNCIL TAX BAND: C.

SERVICES

Private drainage (septic tank), mains water, mains electricity, mains gas heating and night storage heaters.

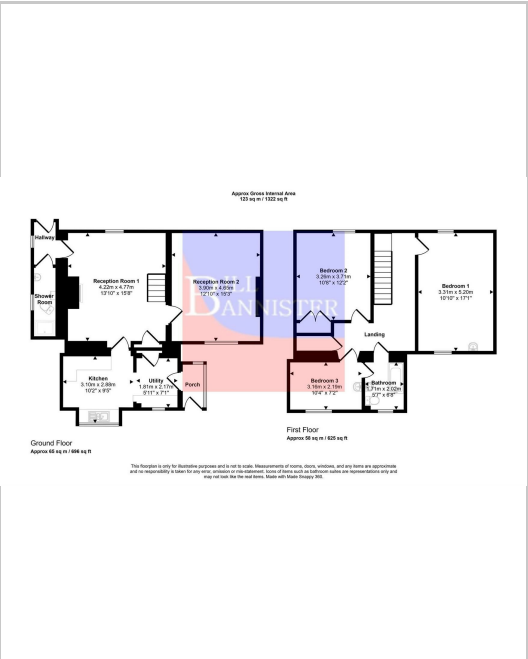
Broadband highest available download speeds - Standard 15 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal -
EE - Good outdoor & indoor, Three - Good outdoor only, O2 - Good outdoor & variable indoor, Vodafone - Good outdoor & variable indoor (sourced from Ofcom).

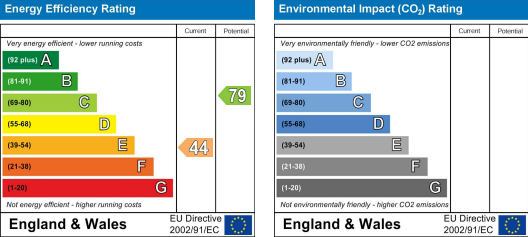
Area Map



Floor Plans



Energy Efficiency Graph



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