



MAP estate agents
Putting your home on the map

Cam Entral, Brea, Camborne

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Camborne 1.5 miles | Redruth 3.5 miles | North coast 4 miles |
Falmouth (south coast) 14 miles | Truro 15 miles | St Ives 15 miles |
Newquay Airport 28.5 miles | Exeter (M5) 98 miles (Distances are approximate)

A wonderful opportunity to purchase this beautifully presented residence situated in an elevated position enjoying breath taking views towards the North coast as far as St Ives and with over 4 acres of land.

Conservatory | Lounge/dining room | Kitchen/dining room |
Ground floor bathroom and first floor shower room | Five bedrooms | En-suite | Walk-in wardrobes | 4.2 Acres |
Paddocks | Parking | Garage | Kennels

£745,000
Freehold



Property Introduction

Currently registered as a dog breeding business the bungalow occupies gardens and grounds of approximately 4.2 acres being divided into five separate paddocks. Approached via a vehicular access over one of the paddocks which leads to an extensive concrete parking area for several vehicles as well as a secondary driveway alongside the property. Throughout the grounds are a number of useful outbuildings such as a kennel block, summer house, tack room, stables, piggery, holding pens with dog exercise area and a further building ideal for dog grooming or other uses. Although the premises are set up currently for the dog breeding business it could also be utilised for equestrian use or glamping subject to the necessary consent being granted. A further parking hardstand leads to a detached double garage with two single up and over doors with storage unit adjacent for lawnmower storage. From the parking area a metal gate leads into a further paddock with the additional land being situated to the rear and the side, and also takes in the wonderful views towards the coast.

Location

The location of the bungalow is ideal for shops and amenities of Camborne town centre as well as the main railway station to London Paddington. The main A30 trunk road is also easily accessible, enabling traveling to other destinations within the county and beyond that much easier. The beautiful cliff top landscape to the north coast is just moments' drive away and is famed for its rugged coastal walks and surfing beaches such as Portreath, Porthtowan and St Agnes. For those who enjoy sailing, the sheltered south coast offers excellent sailing waters and is also popular for kayakers and paddle boarders. The cathedral city of Truro is approximately 15 miles distance being the main centre in Cornwall for business and commerce and offers attractive Georgian architecture, cobbled streets, three spired Cathedral and is home to the Hall for Cornwall located on the piazza. Nearby the villages of Beacon and Troon offer further

local amenities with a variety of pleasant countryside walks being on the doorstep.

ACCOMMODATION COMPRISES

CONSERVATORY 11' 5" x 8' 1" (3.48m x 2.46m)

uPVC sliding doors plus further uPVC door to exterior, uPVC windows, slate flooring with underfloor heating. Doorway giving access to:-

ENTRANCE HALLWAY

Radiator and access to:-

BATHROOM 14' 10" x 7' 8" (4.52m x 2.34m)

Double glazed window, a modern white suite comprising a panel bath, shower cubicle and pedestal wash hand basin. Heated towel rail, radiator, extractor fan, wc, part panelled walls.

KITCHEN/DINER 20' 2" x 14' 10" (6.14m x 4.52m) plus recess

Two double glazed windows, one and a quarter stainless steel sink unit with mixer tap, variety of work surfaces and base and wall mounted storage cupboards, skirting LED lighting, plumbing for dishwasher and automatic washing machine, five ring rangemaster cooker with stainless steel splashback and extractor fan over. Gas fired Rayburn responsible for supplying central heating and hot water for the property, recess for fridge, large double storage cupboard for house for the hot water tank, doorway giving access to:-

INNER HALLWAY

Radiator, access to:-

LOUNGE/DINING AREA 30' 2" x 11' 7" (9.19m x 3.53m) Max. measurements plus recess

Double glazed window and uPVC door to exterior, feature multi-fuel burner set in an attractive fireplace and hearth, radiator, step up leading to:-

DINING AREA

Double glazed window, delightful views towards the coast, radiator, part wall panelling.

BEDROOM FIVE 19' 2" x 13' 5" (5.84m x 4.09m) Max. measurements

Double glazed sliding doors to exterior leading to a gravelled enclosure. Radiator, two doorways into the hallway making potential for dividing this room into two.



BEDROOM FOUR 11' 6" x 11' 2" (3.50m x 3.40m) plus recess
Double glazed window to side elevation, radiator, wall shelving.

FIRST FLOOR LANDING
Radiator, access to loft, access to:-

BEDROOM THREE 14' 2" x 13' 0" (4.31m x 3.96m) Maximum measurements
Velux window, radiator, storage into eaves, walk in wardrobe with radiator.

BEDROOM TWO 9' 11" x 7' 11" (3.02m x 2.41m)
Velux window, storage into eaves, radiator.



PRINCIPAL BEDROOM ONE 15' 5" x 13' 10" (4.70m x 4.21m)
Double glazed window with views over the fields to the rear, two radiators, wooden floor, walk in wardrobe. access to:-

EN-SUITE SHOWER ROOM 8' 9" x 7' 8" (2.66m x 2.34m)
Double glazed window, walk in shower with smoked glass, wash hand basin with storage cupboard under. Wall mirror, fronted cabinet, wc, radiator, heated towel rail.

SHOWER ROOM
Corner shower cubicle, vanity wash hand basin and close coupled WC. Radiator and spotlights. Heated towel rail.

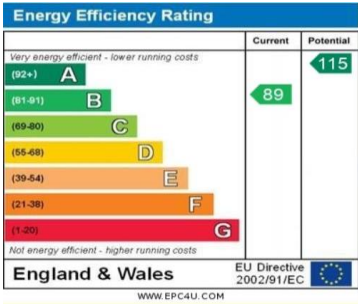
EXTERIOR
Vehicular access is via a metal gate with a track across one of the

paddocks leading to an extensive concreted parking area, a secondary driveway also gives access to the parking. Immediately to the side of the property is a formal lawned garden with a variety of mature shrubs and trees with a small gateway leading to a concreted patio with an elevated fish pond making it a perfect place to enjoy being sheltered and maximising those sunny days. On entering the parking area, there are several outbuildings comprising of a kennel block, large timber summer house, car port, storage container, pump house with tack room, stabling and a former piggery. A further gate leads to additional parking with access to a detached double garage with two single up and over doors, electric light and power connected, along with an inspection pit, four radiators and hot and hold water being connected. Opposite from the garage is a mower storage unit, plus a wide range of holding pens with gravelled dog exercise enclosure. Access from here is gained to an additional outbuilding which could also be utilised as a studio, office or hobby room, a gateway from the concreted parking leads to a large paddock with further kennels and has the additional land to the rear and side, making up the approximate four acres.

SERVICES
Private drainage, mains gas, mains water and mains electricity.

AGENT'S NOTES
Council tax band 'D' Solar panels are owned.

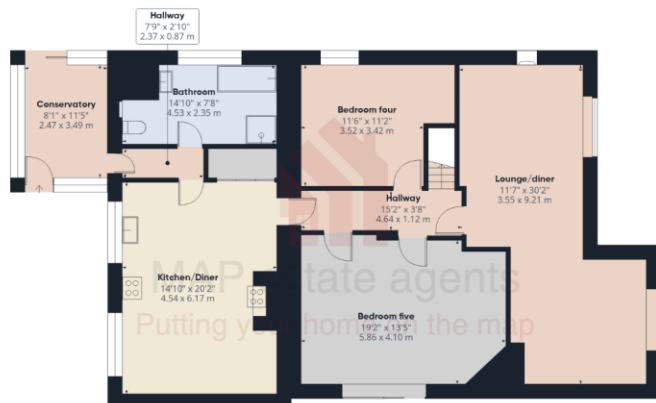
DIRECTIONS
Proceeding past the Tesco superstore in Camborne town, along Foundry Road, continue straight on into Meneth Road, then Tregrea. At the junction, turn left into Fore street, taking the next turning on the left hand side into Condurrow Road. Take the next tuning on the left hand side, continue for a short distance where a metal, five bar gate will be immediately in front of you where the road forks to the left and right. Proceed through the gate which will take you to the property. If using What3Words:- plodding.music.terms



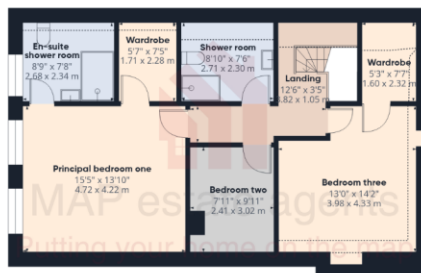


MAP's Top reasons to view this home

- Well presented smallholding
 - Currently registered by the council for dog breeding
 - 5 bedrooms principal with en-suite & walk in wardrobe
 - Conservatory, three bathrooms
 - Large farmhouse style kitchen/diner with Rayburn
 - Panoramic views towards the north coast
 - Ample parking plus car port and double garage
 - uPVC double glazing, gas central heating & solar panels
 - Numerous useful outbuildings
 - 4.2 acres divided into five separate paddocks
- sales@mapestategents.com**
www.mapestategents.com



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2342 ft²
217.4 m²

Reduced headroom

86 ft²
8 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE360

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)
01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

Gateway Business Park, Barncoose, Cornwall TR15 3RQ

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