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**Maynes Row,
Tuckingmill, Camborne**

**£250,000
Freehold**





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Property Introduction

Offered to the market chain-free, this character cottage is tucked away from passing traffic yet convenient for access to Camborne and the A30. The home has benefited from a series of thoughtful improvements including a beautiful kitchen and modern bathroom with a large walk-in shower. The cottage is full of character with exposed granite quoins, beautiful wooden floors and an impressive living room with wood burner, granite surround and slate hearth. To the first floor you will find three bedrooms, two of which are doubles and a modern bathroom.

This cottage provides ample storage with built-in wardrobes, a large understairs cupboard and workshops/sheds in the rear courtyard. To the front there is a garage with electricity and a beautiful garden measuring over 80' long with a paved sun terrace at the top providing the perfect spot for a table and chairs. The rear courtyard provides additional storage with three sheds/workshops with electricity as well as a WC. This cottage is deceptively spacious and must be seen to be appreciated.

Location

Situated within three quarters of a mile of the centre of Camborne and less than a quarter of a mile from the A30 with links to Truro, Penzance and St Ives. Within walking distance there are a selection of shops, places to eat and a supermarket. Camborne and Redruth provide train stations which connect with London Paddington and the north of England. Regular buses also run from numerous stops close by. You are spoilt for choice with schooling options with the Nexus school of science in Camborne and numerous secondary and primary schools in Camborne, Redruth and surrounding villages.

There are some beautiful walks close by with Tuckingmill Valley Park being on your doorstep with its beautiful woodland walks and historic mining features and Tehidy Woods and golf course are only a few minutes' drive away. The incredible beaches of the North Coast such as Porthowan, Perranporth and Gwithian are as little as a fifteen minute drive away.

ACCOMMODATION COMPRISES

Double glazed composite door opening to:-

LOUNGE/DINER 17' 7" x 11' 2" (5.36m x 3.40m) maximum measurements into recess

A spacious room with exposed granite quoins around the front door and uPVC double glazed window overlooking the sun terrace and

front garden. Beautiful wooden flooring and working wood burner with granite surround and slate half. High ceilings, exposed beams, spotlights and modern electric heater. Wooden door with glass panels opens into:-

KITCHEN 14' 9" x 10' 10" (4.49m x 3.30m) maximum measurements into recess

The beautiful kitchen has been recently updated with Shaker style base level units with oak effect laminate worktops running along two sides of the room with china sink and integrated slimline dishwasher. A decorative fireplace with exposed granite, tiled back and slate hearth creates the perfect spot for the traditional range style oven which will be left at the property and there is space for a fridge/freezer. Continuation of the wooden flooring and door providing access to a spacious understairs cupboard with additional shelving and lighting. uPVC double glazed window looking out to the rear courtyard as well as a composite door with glazed panels giving access to the rear courtyard and lane. Carpeted stairs rising to:-

FIRST FLOOR SPLIT LANDING

One step up provides access to two further bedrooms and a large storage/airing cupboard with shelving. Access hatch to the loft.

BEDROOM ONE 10' 11" x 9' 3" (3.32m x 2.82m)

A double bedroom with carpeted flooring and uPVC double glazed window with exposed granite quoins overlooking the front garden.

BEDROOM TWO 9' 4" x 8' 5" (2.84m x 2.56m) plus door recess

A double bedroom to the rear elevation benefiting from double fronted built-in wardrobe space with shelving inside. Modern electric radiator and uPVC double glazed window with window seat below.

BEDROOM THREE 7' 10" x 7' 4" (2.39m x 2.23m)

Raised platform for a single bed with built-in entertainment wall and shelving as well as built-in double fronted wardrobe. uPVC double glazed window with exposed granite quoins looking out to the front.

BATHROOM

Large walk-in shower unit with electric shower and curved glass privacy screen, modern composite easy-clean splashback, low level WC and wash hand basin. Built-in storage cupboard and uPVC double glazed window with opaque glass looking out to the rear courtyard.

OUTSIDE FRONT

A wooden gate opens into the generous front garden which is laid to lawn with mature bushes providing privacy and pretty planted borders. Low level granite walls to both sides and a pathway that leads up to large sun terrace providing the perfect spot for a table and chairs.

GARAGE 18' 2" x 13' 5" (5.53m x 4.09m)

Double wooden doors open to the spacious garage with electricity. Glass brick window to the rear and side.

REAR GARDEN

The courtyard is accessed from the kitchen as well as the lane to the rear with a set of steps leading down. Benefiting from a store, a small workshop and utility space with wash hand basin, electricity and water providing the perfect place for a washing machine. Separate WC.

SERVICES

Mains drainage, mains water, mains electric.

AGENT'S NOTE

The Council Tax band for the property is band 'A'.

DIRECTIONS

From the junction at the top of Tuckingmill Hill, head towards Camborne and at the bottom of the hill, turn left into Chapel Road and with 'Warriors' discount store on your right-hand side, take the next turning left and then turn left again into Maynes Row where the property will be identified on the right-hand side. If using What3words:-tucked.contour.helped

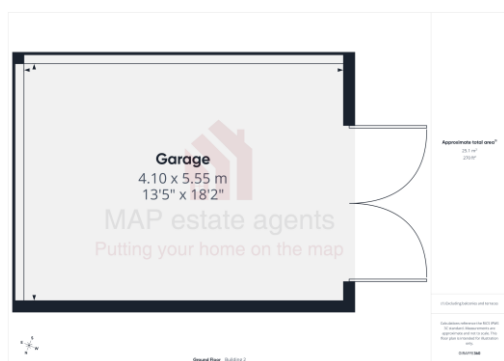
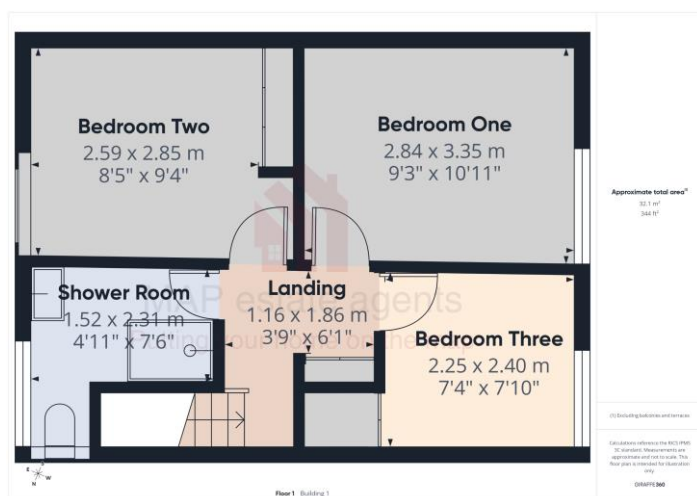


Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Cottage full of character
- Three bedrooms
- Lounge with wood burner
- Beautiful wood floors
- Garage with electricity
- Ample storage
- Storage/workshop to rear
- Convenient access to A30
- Council Tax band A
- Offered for sale chain free



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

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