Green Gables

South Tehidy, Camborne, Cornwall, TR14 0HU

KIVELLS

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£275,000 Guide Price

For sale by Public Auction at Lifton Strawberry Fields, Lifton, Devon PL16 0DH on Wednesday 7th October 2026 at 7pm.

Large detached 5 bedroom property in need of renovation

Large detached double garage

Good sized level plot

Popular non estate residential location

EPC - E

Pre-registration is required for ALL bidders, No approved AML check means you will not be able to bid

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For sale by public auction on 7th October at 7pm at Lifton Strawberry Fields. Green Gables is a substantial and individually designed detached dormer residence offering spacious and highly versatile accommodation. The property now requires comprehensive renovation but presents an excellent opportunity for a purchaser to create a distinctive family home within a generous and private plot.

The ground floor is arranged around a central hallway and includes a particularly spacious living room with fireplace, large windows and a broad archway opening into the adjoining dining room. The kitchen contains an extensive range of timber units and leads into a separate utility room with external access. Three bedrooms and a bathroom with both a bath and separate shower are also positioned on this floor, allowing considerable flexibility for family living, home working or accommodating relatives.

Upstairs are two further bedrooms, a dressing room and a shower room. Several rooms include fitted storage, while the varied arrangement of ground and first-floor bedrooms makes the property suitable for a range of different requirements.

Outside, a private driveway provides extensive off-road parking and leads to a substantial detached garage and workshop measuring approximately 20′10″ x 20′9″. The property stands within mature and well -established gardens which are currently overgrown and require attention but offer considerable privacy and potential. There are paved areas, mature trees and shrubs and oil tank storage building.

Combining stone and rendered elevations, generous accommodation and extensive ancillary space, Green Gables offers significant potential for improvement and reconfiguration, subject to any necessary consents. Its size, adaptable layout and secluded grounds make it an appealing opportunity for purchasers seeking a substantial home to renovate and personalise.

Situation

Green Gables is situated in the sought-after South Tehidy area, close to the extensive woodland walks and cycle routes of Tehidy Country Park and within easy reach of the dramatic North Cornish coastline. The nearby village of Portreath offers a sandy beach, harbour and everyday amenities, while Camborne provides a wider range of shops, schools and transport links, including a mainline railway station.

The popular coastal destinations of Gwithian, Godrevy and St Ives are also readily accessible, making the location well placed for enjoying both the coast and surrounding countryside.

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Accommodation

HALLWAY
17′ 10″ x 4′ 11″ (5.43m x 1.50m)

LIVING ROOM
18′ 5″ x 11′ 9″ (5.61m x 3.59m)

DINING ROOM
9′ 9″ x 8′ 4″ (2.97m x 2.53m)

KITCHEN
11′ 10″ x 9′ 7″ (3.61m x 2.93m)

UTILITY ROOM
8′ 7″ x 6′ 6″ (2.62m x 1.99m)

BATHROOM
8′ 8″ x 6′ 0″ (2.63m x 1.84m)

BEDROOM THREE
12′ 9″ x 12′ 2″ (3.88m x 3.71m)

BEDROOM FOUR
12′ 5″ x 8′ 4″ (3.78m x 2.54m)

BEDROOM FIVE
9′ 3″ x 8′ 8″ (2.82m x 2.63m)

BEDROOM ONE
11′ 9″ x 9′ 2″ (3.59m x 2.79m)

BEDROOM TWO
12′ 6″ x 12′ 0″ (3.80m x 3.65m)

DRESSING ROOM
11′ 10″ x 9′ 9″ (3.61m x 2.97m)

SHOWER ROOM
7′ 9″ x 5′ 4″ (2.37m x 1.63m)

GARAGE
20′ 10″ x 20′ 10″ (6.36m x 6.34m)

AGENTS NOTE
Please note that the flooring in places has become unsafe and will need replacing. The property should be considered as a complete renovation where no services or utilities have been tested.

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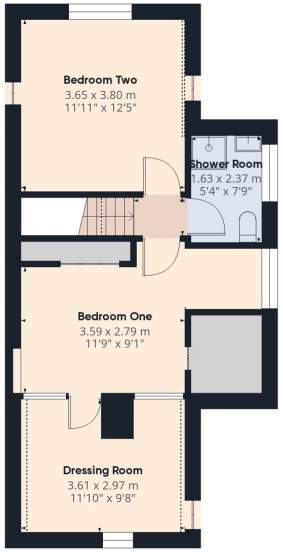
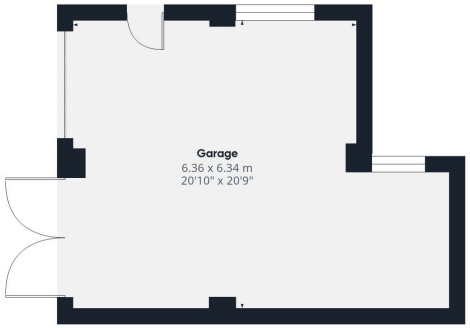
Floor plan for identification purposes only, not to scale

Floor plan

Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area(1)

184.3 m²

1985 ft²

Reduced headroom

2.1 m²

23 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

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Auction Venue & Date
Lifton Strawberry Fields, Lifton, Devon PL16 0DH on Wednesday 7th October 2026 at 7pm.

Registration
Updated UK Government Anti-Money Laundering (AML) regulations now require all prospective bidders to complete and have their AML check approved BEFORE THE DAY OF THE AUCTION.

It takes less than 5 minutes to complete. Please visit our website for more information:

Please note, AML checks cannot be completed on the day of the auction and this requirement applies to ALL bidders.

Online Bidding
Online bidding registration will be available 10 days before each auction and all bidders must register at least 48 hours prior to the auction. For further information, please visit or contact your local Kivells office.

Buyer's Administration Fee
All successful buyers at Kivells' Property Auctions should note that on exchange of contracts, a Buyer's Administration Fee of £2,000 plus VAT (Total: £2,400 inc VAT) is payable to Kivells on the night of the auction. This fee can be paid by either bank transfer, personal cheque or debit card. Please note if the lot is sold prior to auction, or afterwards, these fee's remain payable. There are no discounts for multiple lots purchased and you must consider this when bidding/offering prior.

All interested buyer's are advised to review the Auction Legal Pack prior to bidding, this can be obtained from Kivells website and is free to download. Any fees that are owed in addition to the buyer's administration fee will be included within the legal pack.

Solicitor
Teresa Blenard Walters and Barbary Solicitors Basset Chambers 18 Basset Road Camborne Cornwall TR14 8SG

Auction Payment
At the fall of the gavel the contract is legally binding and a 10% deposit (subject to a minimum fee of £5,000) will be required to be paid by the successful bidder. The deposit has to be paid to Kivells as auctioneers and can only be paid in the form of a cheque or bank transfer. This deposit is also payable for all lots that are sold prior to auction.

ALL bidders must only bid if they can make this payment. Cheques must be drawn on a bank or branch of a bank in the United Kingdom, any other cheques may be rejected and it will the responsibility of the purchaser to ensure they have the correct method of payment available at each auction.

Local Authority
Cornwall Council, Chy Trevail, Beacon Technology Park, Bodmin, Cornwall PL31 2FR.

Easements, Wayleaves, Rights of Way
The property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way, which cross the property.

Boundaries
Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendor's agent whose decision acting as experts shall be final.

Plan of the Land
The plan is based on ordnance survey extracts, and the areas are not guaranteed. Purchasers must satisfy themselves as to their accuracy.

Guide Prices
Guide prices given are indications within 10% upwards or downwards of where the reserve price may be set at the time of going to print. Please note they are not an indication of the anticipated sale price or a valuation. The reserve price is the minimum price at which the property can be sold, both the guide price and reserve price may be subject to change up to and including the day of the auction.

Please note that all prices listed, whether prior to or post auction, are subject to contract. The Auctioneers and sellers accept no responsibility for any loss, cost or damage that a buyer may incur as a result of relying on any guide price. It is the buyer's responsibility to decide how much they should bid for any lot. Please check with us for regular updates as guide prices are subject to change prior to the auction.

The guide price does not include the buyer's fee charged by the auctioneer or VAT which may apply to the sale or other amounts the seller may charge.

The seller's Special Conditions of Sale will state whether there are other seller's charges and whether the seller has elected to charge VAT on the sale price.

NOTE: The buyer shall pay the seller £1,500 as a contribution towards the legal pack.

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Outside

The property is approached over a private driveway providing ample off-road parking and access to a substantial detached garage/workshop measuring approximately 20'10" x 20'9". Green Gables occupies a generous and private plot with established gardens extending around the property. The grounds are currently overgrown and require attention but contain a variety of mature trees, shrubs and plants, together with paved areas and several useful outbuildings. The gardens offer considerable scope for landscaping and improvement, while the mature boundaries provide a good degree of privacy and seclusion.

Services

Mains water, drainage and electric. Oil fired central heating (untested).

EE Rating - E

Council tax band - E

Directions

What3Words – warmers.served.thatched

Virtual Tour - available on request

Viewings strictly by appointment only

Please ring **01566 777 777** to view this property and check availability before incurring travel time/costs. Full details of all our properties are

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