



Derelict Cottage & Land,
Black Rock, Camborne

LODGE & THOMAS
ESTABLISHED 1892

Derelict Cottage & Land,

Adjacent to Carn Poldrouse, The Carn, Black Rock,
Camborne TR14 9NG

Guide Price - £250,000 Freehold

A wonderful opportunity to acquire a substantial parcel of land in an amazing unspoilt rural setting with derelict cottage and stables.

The Property

Perfect for those looking to create a unique countryside home, this detached derelict cottage, more recently used as a barn, occupies a beautiful and peaceful setting surrounded by open countryside. The property benefits from a positive pre-application response for conversion into a single dwelling (Application No. PA26/00592/PREAPP), offering exciting potential to create an exceptional rural residence.

The cottage sits within a level meadow enjoying lovely far-reaching countryside views. A track running alongside the property leads to the stable block before continuing through the land, which extends to approximately 13 acres.

Around half of the acreage is currently laid to grazing and haylage, while the remainder is covered in mature gorse, creating an excellent natural habitat for wildlife. Beyond the stable block, the track winds gently uphill through banks of gorse, impressive granite boulders and an additional paddock before reaching three largely level fields at the summit. These attractive fields are enclosed by traditional Cornish dry stone walls and enjoy a wonderful sense of privacy and tranquillity.



Location

Black Rock is a small rural hamlet west of Camborne 2 miles off the B3303 Helston road. This scenic setting is handy for the villages of Troon, Four Lanes and Praze an Beeble which between them offer amenities catering for most daily requirements including a doctors surgery.

Viewing Permission is granted to view the land and grounds for the purposes of viewing the property. **Entry into the derelict building is expressly excluded and strictly prohibited.** Please adhere to the Countryside Code. Tel: 01872 272722.
Email: property@lodgeandthomas.co.uk

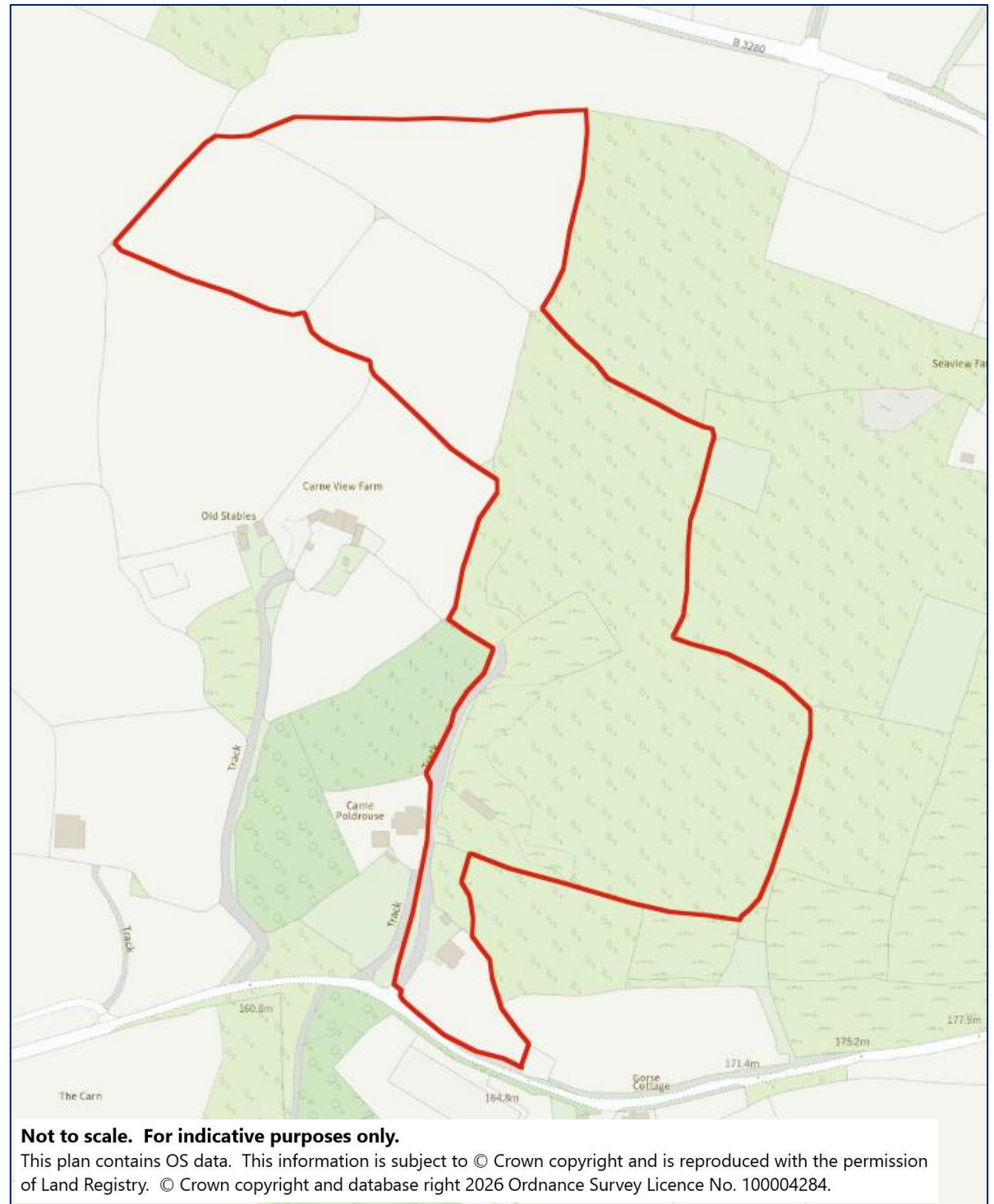
Directions From the centre of Praze an Beeble take the B3280 east out of the village. Pass the reservoir after which turn right at the crossroads towards Crowan. The property for sale will be found approx ½ a mile along this road on the right identified by a Lodge & Thomas For sale board.

what3words///shallower.magma.takeover

Services Mains electricity is connected to the site. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way The sale will be subject to and with the benefit of all wayleaves and easements as may exist. The neighbouring property Carn Poldrouse has a right of way over the lower part of the track to access their rear garden.

Particulars & Plan Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.





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 Estate Agents
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