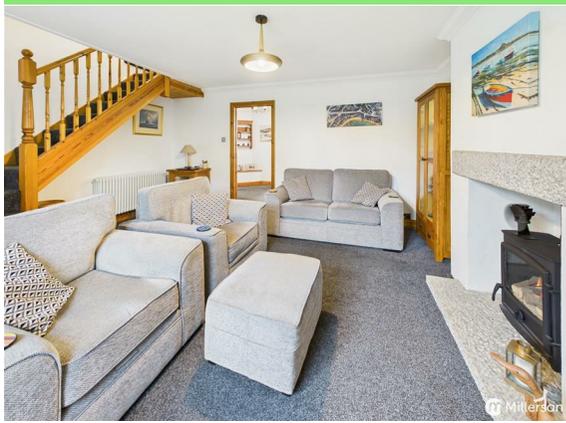




# Mount Whistle Road South Tehidy Camborne

Asking Price £475,000

- BEAUTIFUL SEMI DETACHED PERIOD HOME
  - THREE BEDROOMS
  - TWO RECEPTION ROOMS
  - SUBSTANTIAL PLOT
    - TRIPLE GARAGE
- IMPRESSIVE PRIVATE GARDEN
  - HIGHLY SOUGHT AFTER LOCATION
    - GATED DRIVEWAY
    - NO ONWARD CHAIN
  - SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - D

Floor Area - 1684.00 sq ft



### PROPERTY DESCRIPTION

Situated in the highly sought after area of South Tehidy is this semi detached period home offered for sale with no onward chain. The property is believed to be formerly known as the 'Gardeners Cottage', part of the historic Basset family estate enjoying far reaching rural views and a substantial plot approximately 0.25 acres. The accommodation is well presented throughout comprising an entrance porch, a generous living room, dining room, additional sitting room, kitchen with granite work surfaces and rear porch whilst the first floor offers three comfortable bedrooms and a family bathroom.

Outside, the property is approached through a gated driveway which provides ample off road parking along with a versatile triple garage. A separate pedestrian gate also gives access from the front into a lovely lawned front garden with well maintained mature boundaries. To the rear you will find a large, private enclosed garden offering the perfect space for children, pets and entertaining. There is a paved patio giving access to a useful utility room and outdoor W.C with a pedestrian gate opening onto an expansive lawn with paved seating area and summer house. The garden then extends through an Arbor into an area with fruit trees, large greenhouse and tool shed.

### LOCATION

The property sits on the edge of the famous Tehidy Country Park with approximately 250 acres of woodland and within close proximity to Tehidy Golf Course and the main A30 providing transport links through the county. The nearby historic mining town of Camborne offers a wide range of retail and leisure facilities, schools for all ages, mainline railway to London and several beaches are within a short drive with popular choices including Portreath less than 3 miles distant and both Gwithian, and Porthtowan within 7 miles.

### ACCOMMODATION IN DETAIL

(All dimensions are approximate and measured by LiDAR)

#### ENTRANCE

Double glazed door into:

#### ENTRANCE PORCH

Space for hanging coats, double glazed window, tiled floor, door into:

#### LIVING ROOM

A generous living space with a feature fireplace incorporating a living flame gas fired stove with granite lintel and hearth, double glazed window, vintage style radiator, stairs to first floor, door into:

#### DINING ROOM

A formal dining room with plenty of space for table and chairs, ornate fireplace, vintage style radiator, double glazed window, archways to sitting room and kitchen.

### SITTING ROOM

A versatile second reception room with vintage style radiator and dual aspect double glazed window and sliding patio doors.

### KITCHEN

A well appointed kitchen fitted with a range of matching base and wall units, solid granite work surfaces with matching upstands and tiled splash backs, integrated electric oven, gas hob and extractor hood, 'Belfast' style sink with vintage style mixer tap, double glazed window, concealed combination boiler, tiled flooring, stable style door into:

### REAR PORCH

A handy rear porch with plenty of space for shoes, boots and coats, tiled flooring, double glazed window and double glazed door to rear garden.

### FIRST FLOOR

#### LANDING

Loft access hatch, doors to bedrooms and bathroom

#### BEDROOM ONE

Double glazed window, radiator, built-in wardrobe.

#### BEDROOM TWO

Dual aspect double glazed windows, radiator, fitted wardrobes.

#### BEDROOM THREE

Double glazed window, radiator.

#### BATHROOM

A white three piece bathroom suite comprising bath with shower over and tiled surround, W.C and hand basin, vintage style radiator with towel rail, half tiled walls, herringbone wood effect flooring, double glazed window, extractor.

### OUTSIDE

The property is approached through a five-bar vehicular gate on a large Tarmac driveway which provides ample off road parking along with a versatile triple garage with power and lighting. A separate pedestrian gate at the front leads over a pathway to the entrance porch with lawns to either side and wide selection of mature bushes, trees and shrubs. A paved pathway from the drive enters into a rear patio area which in turns gives access to the rear porch, utility room and outdoor W.C. A small pedestrian gate then opens onto the main rear garden which is impressive in size offering the perfect space for children, pets and entertaining. An additional paved patio provides a seating area with the main garden laid to lawn which enjoys mature boundaries and a useful summer house. The garden then extends through an Arbor which leads into an area of fruit trees, a large green house and additional tool shed



## DIRECTIONS

Travelling out of Camborne from Tehidy Road, continue through Roscroggan and up the hill until you reach the T-Junction onto Mount whistle Road. The property can be found on your right hand side.

## MATERIAL INFORMATION

Council Tax band: D

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: Survey Instructed

Number and types of room: 3 bedrooms, 1 bathroom, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Septic tank

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: Garage, Driveway, Gated, Off Street, and Private

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



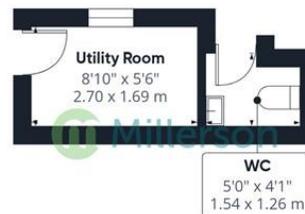


Floor 0 Building 1

Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

**Approximate total area<sup>(1)</sup>**

1684 ft<sup>2</sup>  
156.5 m<sup>2</sup>

**Reduced headroom**

7 ft<sup>2</sup>  
0.7 m<sup>2</sup>

(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

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

## Here To Help

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			