

1 Wheal Harriet Beacon, TR14 9AG





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Nestled in the charming location of Wheal Harriet in Beacon, is this semi-detached character cottage offering privacy and peace & quiet. Boasting 4 bedrooms, 1 bathroom, and a spacious reception room, this property offers ample space for comfortable living. One of the standout features of this property is the land it sits on, approximately 4.5 acres, providing a sense of tranquillity and privacy that is hard to come by. Imagine waking up to stunning views of the coast right from your doorstep, offering a picturesque backdrop to your daily life. With parking space for up to 5 vehicles, convenience is at the forefront of this charming cottage. Additionally, the detached barn on the premises presents an exciting opportunity for conversion. If you are seeking a peaceful retreat away from the hustle and bustle, this property's wonderfully quiet position makes it an ideal sanctuary to call home. Don't miss out on the chance to own a piece of countryside paradise with endless possibilities for personalisation and enjoyment.



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

Tel: 01326 565016 | sales@thematherpartnership.co.uk | www.thematherpartnership.co.uk

Guide price - £395,000

Location

Beacon is a charming village near Camborne in Cornwall, with a delightful blend of history and community spirit. Nestled amidst rolling hills, Beacon offers stunning views towards Mounts Bay and the Lands' End Peninsula. The village is home to the Beacon Recreation Ground, a popular spot featuring playing fields, a cricket pitch, and a play area, making it a hub for local activities and relaxation. The village also boasts a public house, a grocer's, and a church, reflecting its close-knit community vibe. With its picturesque setting and welcoming atmosphere, Beacon provides a serene escape while still being conveniently close to the amenities of Camborne.

Accommodation

- Entrance hall
- Study
- Lounge dining room
- Kitchen
- Utility room
- Bedroom
- Bedroom
- Bedroom
- Bathroom

The Barn

28'9 x 13'4

The barn currently has planning permission for conversion to ancillary/holiday accommodation, comprising of one bedroom with a garage and workshop. There is potential to re-configure the internal layout to provide a second bedroom (subject to any relevant permissions) The barns rear elevation opens directly into one of the paddocks. Cornwall Council planning number PA12/04647.

Land

The land extends to approximately 4.5 acres divided into four paddocks with the largest one enjoying direct road access and further benefits from a block built field shelter.

Agents note

Prospective purchasers should be aware that the access lane for Wheal Harriet Farm is unadopted.

Agents note two

We have been informed that the barn for conversion has an historical mining feature that has been professionally capped, documented paperwork is available on request.

Agents note three

We have been informed that some ground works for the conversion of the barn have been started and signed off,





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

providing the barn with commencement of development. Details can be found on the Cornwall Planning Portal under reference PA12/04647.

Services

Mains electricity and water, private drainage. LPG gas. Freehold tenure.

Council Tax - Band A

Anti-Money Laundering Regulations

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of finances

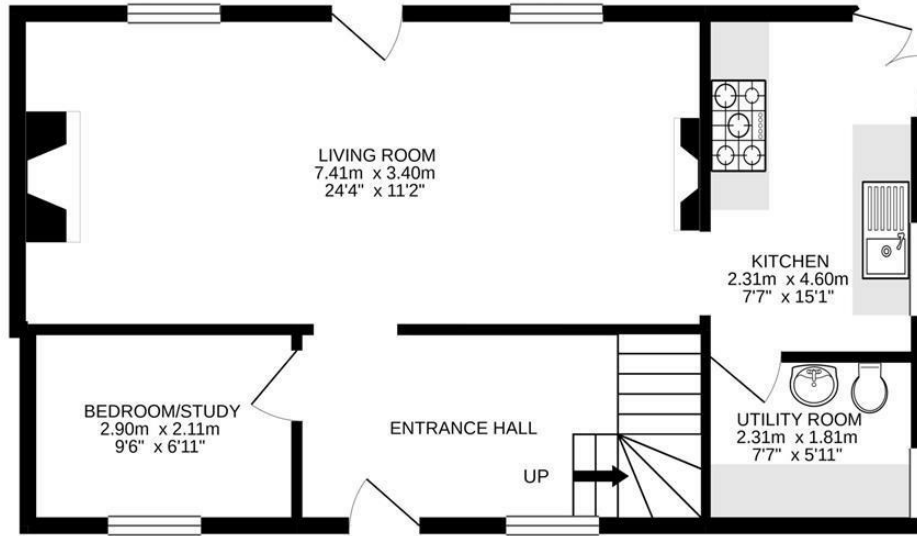
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

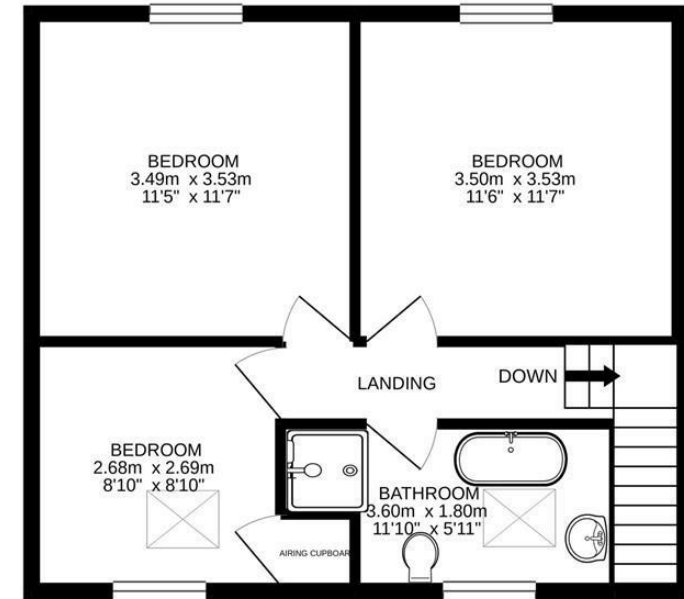
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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