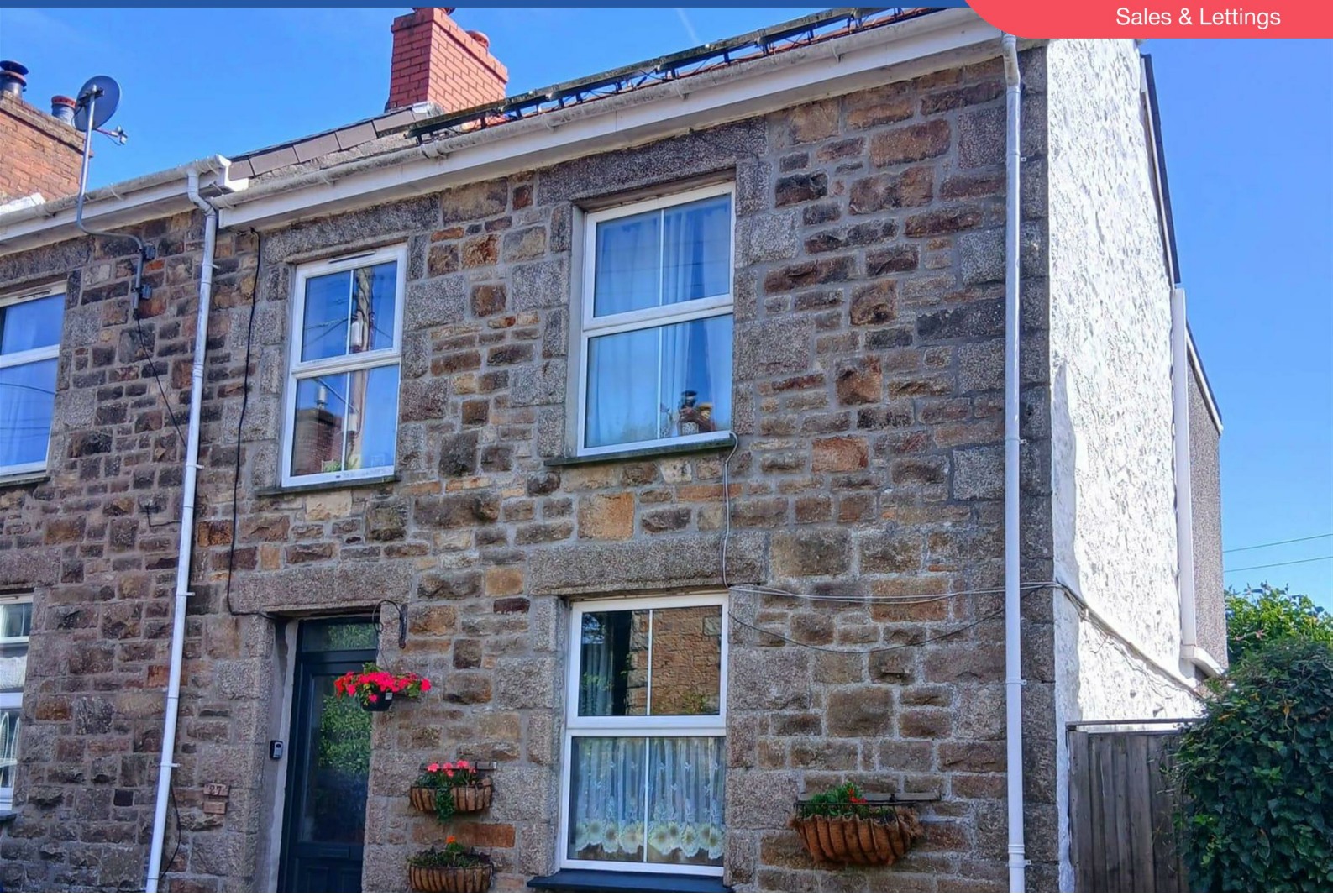
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BILL BANNISTER
Sales & Lettings



27 Fore Street

Penponds, Camborne, TR14 0QF

£279,950

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Penponds, Camborne, TR14 0QF

£279,950







We are delighted to bring to market this end of terrace three bedroomed character cottage, ensuring a good degree of privacy given its location in a no-through road in the heart of the village of Penponds, a popular residential location yet within easy reach of the local town. There is the added bonus of a separate standalone garage with room for one vehicle inside and parking for one vehicle immediately in front. This is a short walk away from the property. With both owned solar panels and air source heating, this home is most warm and welcoming with a number of standout character features. It would now benefit from the next chapter in its history, ideally retained as the traditional cottage home as it has been by the current vendors.

On entry, there are engineered wood floors throughout the hallway and lounge/living room, the hallway being half wood panelled. The hallway also has the added bonus of a recently installed downstairs toilet, in effect neatly fitted in to the understairs storage area. This is a Saniflo compact cisternless WC with a wash hand basin. The lounge has a multi fuel burner set on a slate hearth, in a recessed brick fireplace with a decorative wooden surround, all in front of an exposed Cornish stone feature wall. The kitchen still retains the original slate flooring and the storage units are presented in a U-shaped format. Straight edge work surfaces are accompanied by metro styled tile splashbacks. There is an integrated Creda double oven and grill with a hidden microwave cupboard above along with a Cata integrated induction hob. There is space and plumbing for both a dishwasher and washing machine. In the dining area, there is a lovely wood burner set on a slate shelf within a traditional Cornish fireplace alcove. There are pleasant views that look out onto the rural landscape to the rear. Stairs to the first floor reach a quarter landing where a 90 degree right turn up the remaining stairs to the landing which has a recently skimmed and painted ceiling along with a built-in full height storage cupboard. Bedroom 1 has storage both over bed and to the sides. There is also a continuation of the exposed Cornish stone feature of the living room. Both this bedroom and the third bedroom are carpeted but we are advised by the vendor that the original floorboards remain under the carpet. The second bedroom to the back of the property also has the exposed Cornish stone feature with French doors that open to a Juliette balcony. There is a new sub floor in this bedroom with engineered wood flooring. Furthermore, this bedroom benefits from very pleasant views both over the rear garden and the rural landscape to the south east beyond. All three bedrooms are complemented by a delightfully rustic style bathroom with lovely ceramic floor tiles. There is a whirlpool bath with the added bonus of a separate shower cubicle with a retro style thermostatic shower. From the bathroom, one also benefits from the very pleasant views over the rear garden and rural landscape beyond.

Externally, the front door opens directly onto the pedestrian pavement. The rear garden houses the air source heat pump and there are traditional walled borders to the side and rear. Mature trees including magnolia, plumb, grapes and wisteria are present and there is the added bonus of a summerhouse with lighting and power which has been used as a home office by the current vendors but could be repurposed to a pure summerhouse or as a hobby room. The vendor has advised of the following; a new flat roof to the rear extension, that extension having been added in the 1980's and also the chimney has been repointed.

In terms of location, the town of Camborne with its multiple amenities is within two miles and can be reached on foot in around twenty five minutes or via a short drive. The A30 is just over one mile away. There are also country walks available with a public house in the nearby village of Barripper being within a fifteen minute walk.

Upvc front door with an obscure double glazed half panel and an obscure double glazed high panel over opens to:

HALLWAY

Stairs to the first floor and a radiator. Half wainscoated panelling. Open understairs storage area currently housing a condenser tumble dryer. High level storage shelf.

WC

Low level wc and a wash hand basin with a tiled splash back.

LOUNGE

12'3" x 13'3" (3.74m x 4.05m)

Upvc double glazed window overlooking the front aspect. Radiator and a Cornish exposed stone feature wall. Multi fuel burner set in a recessed brick fireplace with a wooden decorative surround and set on a slate hearth.

KITCHEN/DINER

17'9" x 9'8" (5.42m x 2.96m)

Fitted in a U shaped format with a range of eye level and base level storage cupboards and drawers. Straight edge work surfaces and metro tiled splash backs. Creda built-in double oven and grill with a hidden microwave cupboard above. Integrated Cata induction hob with a built-in extractor hood above. Single stainless steel sink and drainer below a upvc double glazed window overlooking the rear garden and aspect. Space and plumbing for a dishwasher and washing machine. Space for a tall fridge/freezer. Traditional slate floor and upvc double glazed French doors opening out to the rear patio. Electric retro radiator and a wood burner set within a traditional fireplace and mounted on a slate shelf.

FIRST FLOOR

QUARTER LANDING
Stairs to:

LANDING
Loft access hatch and a full height storage cupboard with louvre doors.

BEDROOM 1
8'8" x 12'9" (2.66m x 3.91m)
Side and over bed storage. Upvc double glazed window overlooking the front aspect. Radiator, a traditional open fire and a Cornish exposed stone wall.

BEDROOM 2
9'8" x 10'3" (2.97m x 3.14m)
Upvc French doors opening to a Juliet balcony overlooking the rear garden with lovely rural views beyond to the south east. Boxed-in radiator.

BEDROOM 3
7'3" x 9'1" (2.23m x 2.79m)
Radiator below a upvc double glazed window overlooking the front aspect.

FAMILY BATHROOM
7'6" x 7'2" (2.31m x 2.19m)
With rustic ceramic floor tiles and partially tiled walls. Low level wc and a wash hand basin set on a vanity unit. A Whirlpool bath with centrally placed taps. Retro thermostatic shower in a shower cubicle with glazed concertina hinged shower screen doors. Wall mounted electric towel radiator. Upvc double glazed window overlooking the garden and aspect with rural views towards the south east.

OUTSIDE
French doors from the kitchen open out to the rear patio with a Mistubishu heat pump. A pathway to the side provides access to the front of the property and a pathway to the rear gives right of way to the properties in the terrace. The garden is laid to lawn with a mature range of trees including Magnolia, fruit and Wisteria. There are traditional walled borders to the side and rear and a raised rear patio. There is a SUMMERHOUSE 3.20m x 1.20m (10'5 x 3'11) currently being used as an office with lighting and power. Within a short walk there is the added bonus of a DETACHED GARAGE 5.10m x 2.90m (16'8 x 9'6) with an up and over door, power and lighting plus a space in front for one vehicle.

DIRECTIONS
From Camborne town take the road towards Praze An Beeble turning right at the mini roundabout by the police station. Proceed along Pendarves Street and take the second turning right towards Barripper and Carnhell Green. Continue down here towards the school and turn right just before this sign posted to Penponds. Continue into the village and the property will be found on the right hand side.

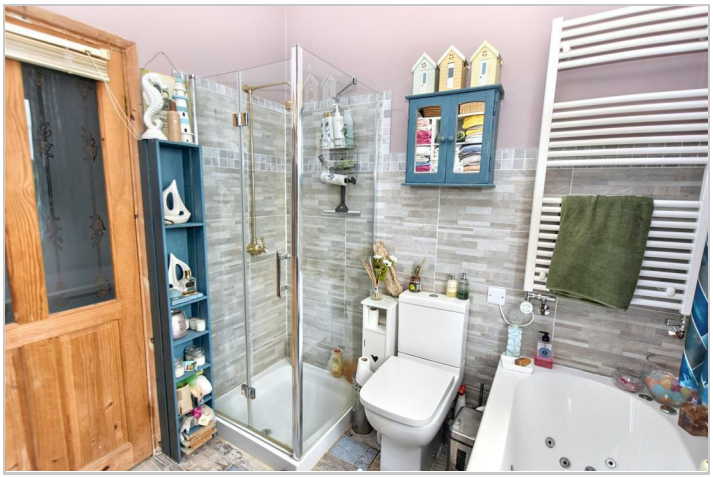
AGENTS NOTE
TENURE: Freehold.
COUNCIL TAX BAND: B.

SERVICES
Mains drainage, mains water, mains electricity, air source heat pump and owned solar panels.

Broadband highest available download speeds - Standard 7 Mpbs, Ultrafast 1800 Mpbs (sourced from Ofcom).

Mobile signal -
EE - Good outdoor & indoor, Three - Variable outdoor, O2 - Good outdoor, Vodafone - Good outdoor (sourced from Ofcom).









Road Map



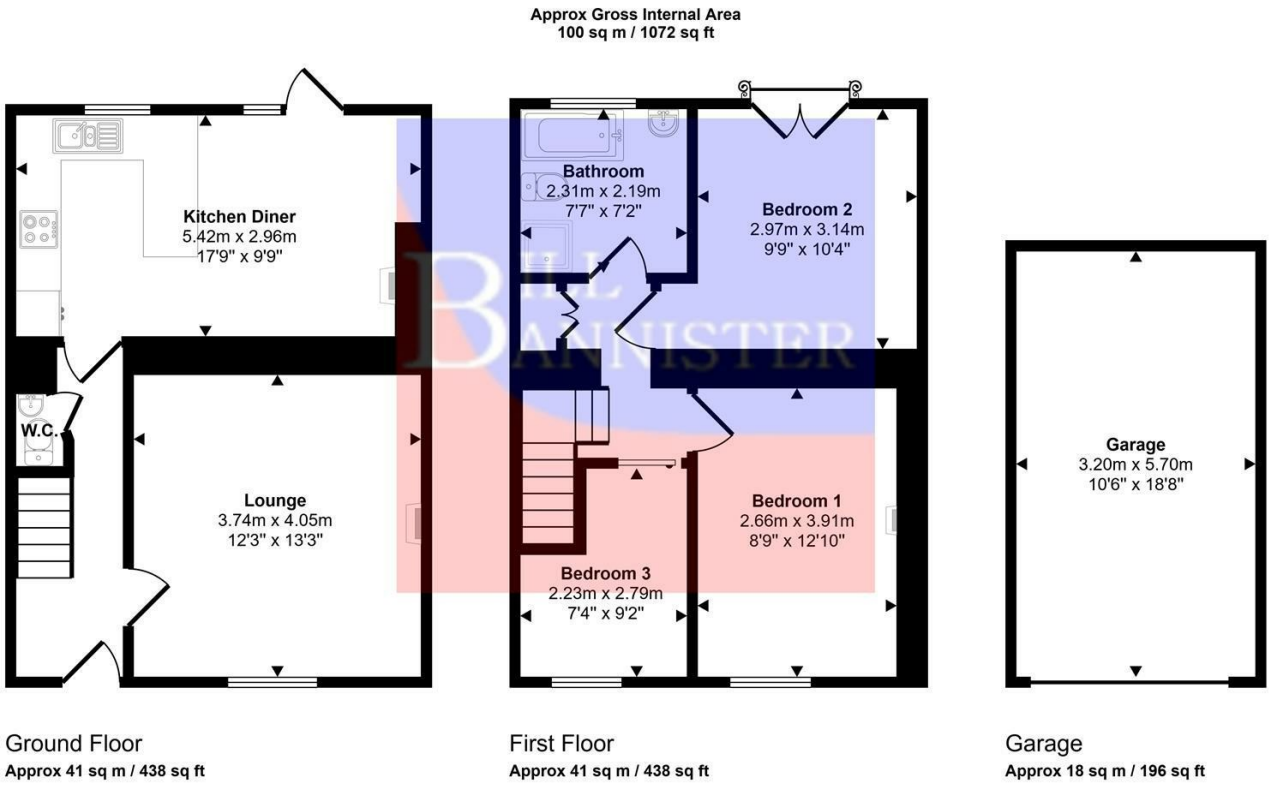
Hybrid Map



Terrain Map



Floor Plan

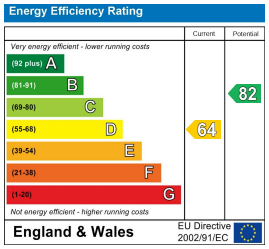


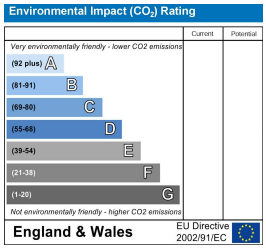
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our Redruth Office
on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.