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**19 Coombe Park, Bell Lake,
Camborne, Cornwall, TR14 0JG**

Offers Over £100,000
Freehold





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Property Introduction

A much loved home for the last 37 years, this two bedroom park home occupies an elevated position within Coombe Park, enjoying stunning views across the surrounding countryside.

Coombe Park is a fully residential park home site nestled into the hillside and surrounded by woodland and coastal walks. It is an extremely quiet and private setting bursting with wildlife. The accommodation comprises of a kitchen, dining room, lounge/second bedroom and principal bedroom with built-in storage and an en-suite bathroom. The second reception room offers that flexibility allowing you to use it to suit your living needs. Both the lounge and dining room enjoy views of the countryside

To the outside, the low maintenance garden wraps around the property and offers an excellent degree of privacy. There is a paved patio, providing the perfect spot for a table and chairs along with raised areas ideal for adding a pop of colour with pots and flowers. The property also benefits from an allocated parking space within the main car park.

Location

Surrounded by countryside, Coombe Park is ideally positioned for those who enjoy a quiet lifestyle or for walking and exploring the local area if you are active. Public footpaths can be joined close to the site with routes leading towards Gwithian Beach, Tehidy Woods and the North Cliffs, as well as a footpath following the historic Red River. Despite its tucked-away setting, everyday amenities are within easy reach with Camborne being a ten-minute drive away offering a good range of supermarkets, banks, doctors surgery and shopping facilities as well as the mainline Railway Station with direct links to London Paddington and the north of England. Pool is also easily accessible and provides a wider selection of retail stores, including 'B&Q' and 'Halfords'. Tehidy Woods is a Council maintained country park comprising of two hundred and fifty acres of established woodland and lakes with approximately nine miles of footpaths together with a café and picnic area which is within walking distance or a short drive.

Truro, the administrative and cultural centre of Cornwall, is within commuting distance and Falmouth, Cornwall's university town on the south coast, is less than twenty miles distant. From the A30 trunk road, there is good access to Newquay and Exeter Airports - both of which offer flights within the UK and abroad.

ACCOMMODATION COMPRISES

A set of steps leads up to a composite glass panel door opening to:-

DINING ROOM 10' 1" x 9' 8" (3.07m x 2.94m) maximum measurements into recess

Featuring dual aspect uPVC double glazed windows enjoying surrounding countryside views. Focal point gas fire, cupboard housing 'Worcester' gas boiler and open doorways lead through to the lounge/second bedroom and the kitchen. Door to:-

LOUNGE/BEDROOM TWO 11' 3" x 8' 10" (3.43m x 2.69m)

uPVC double glazed window enjoying a countryside outlook. Built-in storage, glazed door which is not currently utilised but is in working order. This is a very flexible space and would be perfect as a second bedroom if required or could accommodate a pull-out bed for occasional guests. Carpeted flooring and radiator.

KITCHEN 6' 11" x 5' 4" (2.11m x 1.62m)

uPVC double glazed window looking out to the side garden. Featuring a range of eye level and base units having adjoining working surfaces and incorporating an inset stainless steel sink unit. Space for a washing machine and a full height fridge/freezer. Tiled flooring.

PRINCIPAL BEDROOM ONE 8' 0" x 6' 11" (2.44m x 2.11m)

uPVC double glazed window looking out to the rear garden. Built-in storage around a space that accommodates a double bed and built-in wardrobes to one wall. Carpeted flooring and radiator. Door to:-

EN-SUITE BATHROOM

Double glazed window with opaque glass. Bath, low level WC and pedestal wash basin.

OUTSIDE

Benefiting from a private garden that wraps around the park home, a gate with steps opens to the front of the property where there is an area boarded with raised planters adding a pop of colour and a patio to enjoy the views. The garden runs around to the side and the rear. There is a private parking space for the property in the main parking area which is also parking for the visitors.

SERVICES

Mains water, private drainage, bottled gas and mains electricity. There is also the option to connect to the mains gas on the site.

AGENT'S NOTES

The Council Tax Band for this property is Band 'A'. This is a fully residential park home site for those aged 55 years and over. Site rules apply and can be provided upon request. One pet is permitted. Cash purchasers only due to the property being a park home. The monthly maintenance charge is £224.04 and will increase to £229.87 in September 2026. This is reviewed annually.

DIRECTIONS

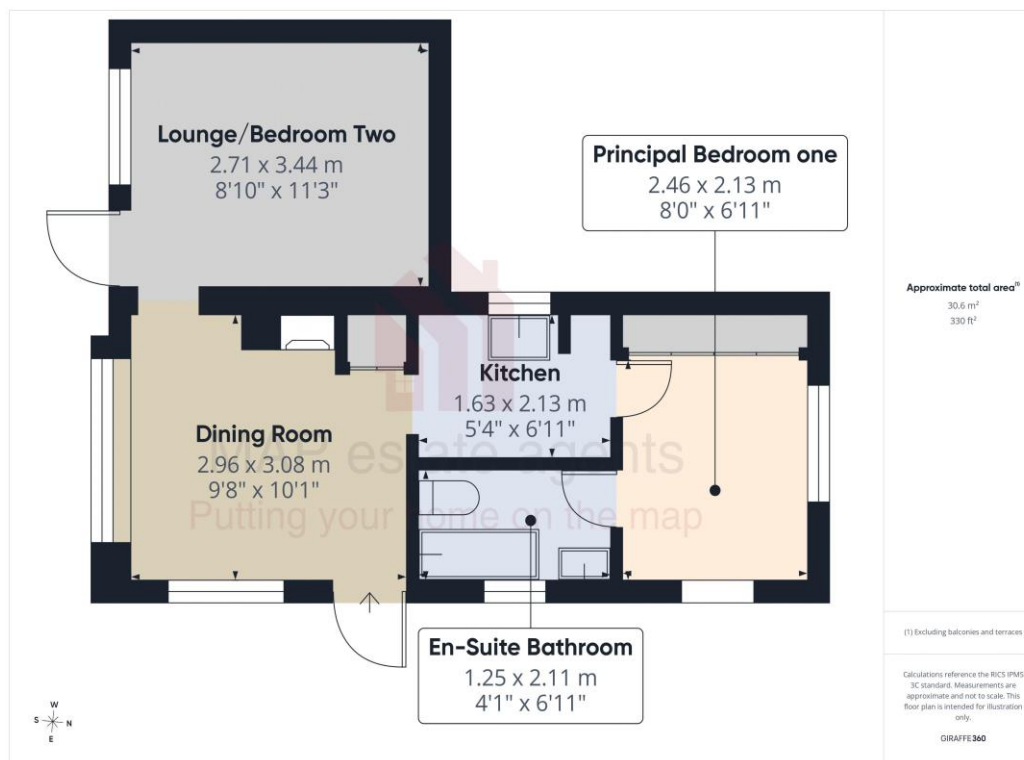
Taking the A30 west bound after passing the Tolvaddon junction, at the next junction (Camborne West) exit the A30 turning left and at the next roundabout take the third exit heading back across the A30 and where the slip road rejoins the main road carry straight across heading towards Reskadinnick. Continue along this road and after passing the entrance to a crematorium the road bears left and at this point carry straight across dropping down the valley, the road will then bear to the right and then take the first left into Coombe. Continue along this road and you will see the sign for Coombe park on the left hand side. Please park in the visitor car park on the left and we will meet you there to show you around the site. If using What3 words:- tomato.prettiest.forgot





MAP's top reasons to view this home

- Council Tax Band 'A'
- Beautiful views
- Allocated parking
- Two bedrooms/reception rooms
- Surrounded by lovely walks
- Gas central heating
- Close to the beach
- Low maintenance private garden, quiet location



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01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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