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**Carnhell Road,
Carnhell Green, Camborne,**

**£399,000
Freehold**





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Property Introduction

For sale chain free, this superb cottage forms part of the conversion of a Grade II listed former Public House which is centrally located within the village. Ideal for family occupation and built to an exacting standard, Pendarves Cottage benefits from a generous lounge which leads to a quality fitted kitchen/dining room with a comprehensive range of integrated appliances and focusing on a freestanding wood burning stove. From the hallway there is access to a WC and a cupboard housing the gas boiler. The whole of the ground floor has engineered oak wood flooring complemented by Victorian style radiators. A recessed turning staircase leads to a central landing with light oak doors opening on to a principal bedroom with an en-suite, two further double size bedrooms and a family bathroom which includes a freestanding claw foot bath. The cottage, which is Grade II listed, benefits from having wood double glazed windows and heating is via a mains gas combination boiler. To the outside there is an enclosed slate paved courtyard and adjacent to the property off-road parking is available for two cars in a dedicated bay. In summary, a stunning conversion of an historic property, viewing our interactive virtual tour is recommended prior to arranging a physical inspection.

Location

Carnhell Green is some two and a half miles to the south west of the major town of Camborne. Schooling for younger children and shopping is available nearby and the three miles of golden sandy beaches that stretch from Hayle to Gwithian are within four and a half miles. Both the town of Camborne and Hayle offer extensive shopping, there are mainline railway stations that connect with London Paddington and the north of England and there is good access to the A30 trunk road from either town. Truro, the commercial and administrative centre of Cornwall is within eighteen miles and the university town of Falmouth on the south coast is some sixteen miles distant.

ACCOMMODATION COMPRISES

Composite double glazed door opening to:-

HALLWAY

Double glazed window. Part half panelling to wall and Victorian style radiator. Engineered oak flooring and panelled doors opening off to storage cupboards and:-

WC

Vanity wash hand basin incorporating a mixer tap and a close coupled WC. Engineered oak flooring.

Archway from hallway to:-

LOUNGE 20' 0" x 11' 11" (6.09m x 3.63m) maximum measurements

Two double glazed windows. Feature half panelling to wall incorporating window seats. Inset spotlighting, engineered oak flooring and Victorian style radiator. Wide squared archway through to:-

KITCHEN/DINING ROOM 19' 9" x 11' 9" (6.02m x 3.58m) maximum measurements

Double glazed French doors with glazed side panels opening on to the courtyard. The kitchen area is fitted with a range of light grey eye level and base Shaker style units with adjoining square edge working surfaces and incorporating an inset white one and a half bowl sink unit with mixer tap. Built-in eye level AEG double oven, ceramic hob with cooker hood over and integrated fridge/freezer, dishwasher and washer/dryer. Focusing on a freestanding 'Dean Forge' wood burning stove set on a slate hearth. Engineered oak flooring and Victorian style radiator.

Recessed turning stairs from the lounge lead to the:-

FIRST FLOOR LANDING

A central landing with light wood doors opening off to:-

PRINCIPAL BEDROOM 11' 7" x 10' 6" (3.53m x 3.20m)

Double glazed window enjoying a rural outlook. Victorian style radiator. Door to:-
EN-SUITE

Contemporary in design with a close coupled WC, vanity wash hand basin and shower enclosure with plumbed rain head shower. Fully tiled shower enclosure and ceramic tiled floor.

BEDROOM TWO 10' 1" x 8' 0" (3.07m x 2.44m)

Double glazed window. Victorian style radiator.

BEDROOM THREE 10' 11" x 9' 10" (3.32m x 2.99m) plus recess, some reduced headroom to one side

Double glazed window. Victorian style radiator and recess suitable for wardrobe.

BATHROOM

Double glazed window. Featuring a vanity wash hand basin with mixer tap, close coupled WC and claw foot freestanding bath with remote fill. Part wood panelling to walls and ceramic tiled floor. Towel radiator.

OUTSIDE

Leading off from the kitchen/diner there is an enclosed slate courtyard which offers a high level of privacy and has pedestrian access out on to the front of the property.

PARKING

Set to one side of the cottage there is a parking bay for two vehicles.

SERVICES

Mains metered water, mains drainage, mains electricity and mains gas.

AGENT'S NOTES

The property is yet to be assigned a Council Tax band and an EPC will be unavailable until the property is physically completed and signed off by building control. Please note, some internal images have been furnished with the use of CGI.

DIRECTIONS

From Camborne Police Station head out of town on the B3303 towards Helston. Take the third turning on the right into Barripper Road (signposted Barripper and Carnhell Green) and follow this road for approximately two miles. On entering Carnhell Green at a staggered crossroads continue straight ahead and the cottage will be identified on the left hand side. If using What3words:- grasp.saints.costs

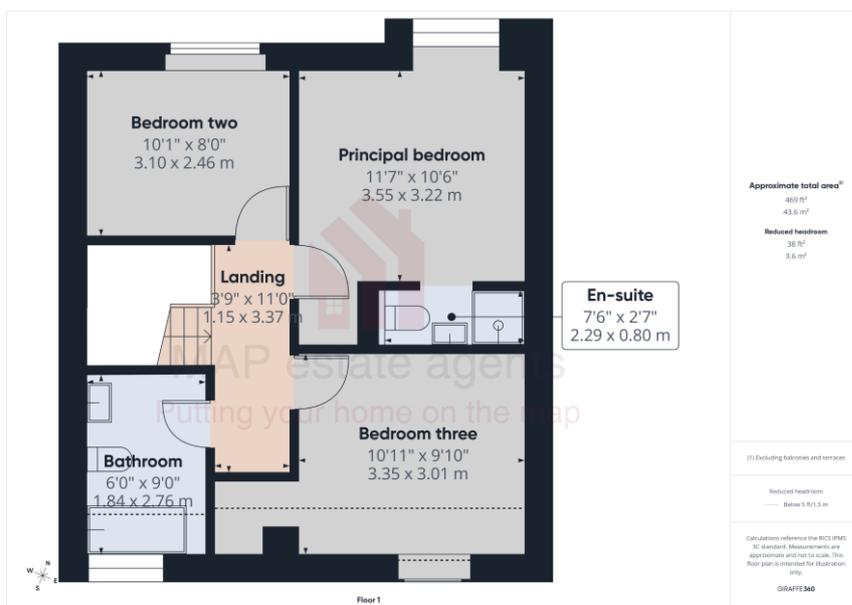


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			98
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	77	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Conversion of Grade II listed former Public House
- Central village location
- Architects supervision certificate
- Three bedrooms (principal with en-suite)
- Generous lounge with engineered oak floor
- Kitchen/dining room with feature wood burner
- Comprehensive fitted appliance package
- Ground floor WC
- Double glazed and gas central heating
- Parking and enclosed courtyard



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