



MAP estate agents
Putting your home on the map

School Road, Praze, Camborne

Moorfield Barns

School Road, Praze

Camborne 3.5 miles | A30 trunk road 4 miles | Helston 6.5 miles |
Redruth 7 miles | Portreath (north coast) 8 miles | Redruth 7 miles |
Falmouth (south coast) 15 miles | Truro 20 miles | Newquay Airport 33
miles | Plymouth 69 miles | Exeter (M5) 102 miles (Distances are
approximate)

A beautiful converted barn enjoying an incredibly private setting within a plot of just over a third of an acre. Dating back to the 1700/1800's and once a cattle house, cart store and piggery, this home is full of character and retains many original features whilst combining these with impressive energy-efficient credentials. Having an EPC rating of B and just three points short of an A, the property benefits from solar panels, an air-source heat pump and its own private water supply via a well.

Entrance Hallway | Two bedroom with en-suite bathrooms |
Kitchen/breakfast room | Living room | Sun room/dining room |
Cloakroom | Wrap around terrace | Workshop | Office/utility space |
Well room and store | Gardens and parking

Offers Over £525,000

Freehold



Property Introduction

The accommodation comprises two double bedrooms, both with en-suites, a spacious kitchen/breakfast room, impressive vaulted living room with multi-fuel burner, glazed dining/sun room, cloakroom and a separate office/utility. The ground-floor bedroom has its own entrance and small private garden, providing flexibility for multigenerational living, home working or pending the relevant consents you could look at a holiday let, generating an additional income

Outside you will find extensive parking which then leads on to the established gardens which include a variety of fruit trees, riverside seating together with a large workshop and separate store/well house. The office/utility enjoys stunning views over the rear sun deck and river. Despite its private countryside setting, the property only a few minutes level walk from the heart of Praze-an-Beeble. The village retains a strong sense of community with a variety of local events held throughout the year.

This really is a beautiful home and needs to be seen to fully appreciate its tranquil settings and beautiful finishes.

Location

Praze-an-Beeble is a popular Cornish village with a wonderful sense of community and a traditional village atmosphere. The village offers Crowan Primary School, a doctors' surgery, local pub, fish and chip shop, hairdressers and pasty shop, along with a fantastic community spirit and popular annual village carnival.

Surrounded by beautiful countryside and walks, Praze-an-Beeble is also well placed for Camborne and Helston. Camborne offers a mainline railway station with direct services to London Paddington, ideal for those needing connections to the capital. The stunning beaches and coastline of West Cornwall are also within easy reach, making this an ideal location for those wanting peaceful countryside living without feeling isolated.

ACCOMMODATION COMPRISES

Entrance door opening to:-

ENTRANCE HALL

Slate tiled flooring, stairs rising to the first floor. Wooden doors provide access to the kitchen and cloakroom. Spotlight lighting.

GROUND FLOOR WC

Slate-tiled flooring, low-level WC and small wash basin with storage below. Mosaic-style splashback, built-in mirror, heated towel rail and spotlight lighting.

KITCHEN/BREAKFAST ROOM 13' 8" x 12' 0" (4.16m x 3.65m)

A spacious kitchen/breakfast room with a range of fitted base and wall units, wood effect composite work surfaces and tiled splashbacks. Large 'Cuisine Master' cooker with five ring and large grill panel ceramic hob with extractor fan above, integrated dishwasher and space for a freestanding fridge/freezer. Double glazed window looking out to the countryside with a sink positioned beneath. Slate flooring runs throughout with space for breakfast table. Exposed granite and a character stained-glass door provide reminders of the building's original construction. Radiator and spotlight lighting. Stable door opens to rear patio.

LIVING ROOM 19' 6" x 12' 2" (5.94m x 3.71m)

A truly beautiful space with reclaimed herringbone flooring, a multi-fuel burner set on a curved brick hearth and high vaulted ceiling, feature pendant lights and Velux windows with built-in blackout blinds. Original features include the former barn window and door recesses providing the perfect feature shelving space and an exposed granite wall to the rear and a small stained-glass window looking through to the dining area. Radiator. Historically, this section formed part of the original cart store, which has since been incorporated into the main living accommodation. The sun room was added and is accessed through the original cart-store entrance.

SUN ROOM/DINING ROOM 21' 5" x 7' 6" (6.52m x 2.28m)

maximum measurements

A light-filled room with extensive floor-to-ceiling glazing overlooking the established gardens and grounds. Reclaimed herringbone flooring alongside exposed granite detailing around the large original recess entrance to the cart store. Double glazed uPVC patio doors providing direct access outside.

From entrance hall, stairs to:-

PRINCIPAL BEDROOM 13' 8" x 12' 9" (4.16m x 3.88m) maximum measurements, reduced head height to one wall

A generous first-floor double bedroom with beautiful views out to the countryside. Built-in wardrobe space using reclaimed timber from the barn and a small door opens to useful eave storage. Radiator and cupboard housing the air source heat pump tank. Door opens into the:-



EN-SUITE BATHROOM

A luxurious en-suite bathroom with wonderful views to the gardens and countryside. The suite comprises a double-ended bath with wall-mounted waterfall tap, large walk-in shower enclosure, WC and contemporary wash basin with storage beneath. Spotlight lighting, illuminated mirror, chrome heated towel rail. A small door opens to eaves storage. Ceramic wood effect tiles.

INNER HALLWAY

Running off the living room with herringbone flooring, spotlight lighting and cupboard housing the fuse board and internet network system for the house and solar controls. Access hatch to a small loft space which is boarded. Door opens through to the:-

BEDROOM TWO 12' 9" x 12' 2" (3.88m x 3.71m)

A generous and versatile ground floor double bedroom with a vaulted ceiling and two Velux windows with built-in blackout blinds. Reclaimed herringbone flooring and radiator. This room benefits

from its own external entrance, small private garden and access to an en-suite shower room, providing the perfect set up for multigenerational living or working from home. If you are looking for single level living this would also work as well as opening up the possibility of generating a secondary income pending the relevant consents using this space as a holiday or long term let.

EN-SUITE SHOWER ROOM

Large double-length shower featuring a boiler-fed waterfall shower head and additional shower attachment. Wash basin with taps above and mosaic-style detailing. Low-level WC, heated towel rail and spotlight lighting. uPVC double-glazed window with opaque glass.

OFFICE/UTILITY 11' 6" x 7' 3" (3.50m x 2.21m)

This really is a room with a view having two floor to ceiling glazed panels looking out onto the river and gardens. Plumbing for a washing machine and tumble dryer, as well as an additional worktop space and shelving allowing the room to double as a practical utility

area. A glazed door provides direct access onto the private rear decking.

OUTSIDE SPACE AND GARDENS

Situated within a plot of just over a third of an acre, with a substantial gravelled area providing extensive parking. The established gardens include a variety of fruit trees comprising cooking apples, several varieties of eating apple, pears, plums, cherries and figs, together with raspberries and a grape vine. A pergola provides a further seating area overlooking the stream which runs alongside the property. Decking with rope balustrading runs along the front of the barn along the waterside and continues around the private sun terrace and office. The private deck is to the rear of the barn and provides a gorgeous spot for additional outdoor seating and entertaining space beside the stream. The air-source heat pump and additional external storage are also positioned within this area.

WORKSHOP 14' 11" x 12' 2" (4.54m x 3.71m)

A substantial detached workshop with electricity, lighting, water and sink. A particularly versatile building offering excellent workshop or hobby space, with potential for conversion to alternative uses, subject to any necessary consents and approvals. Woodstore attached and to the rear a separate store housing the header tank for the private water.

STORE/WELL HOUSE 8' 3" x 7' 9" (2.51m x 2.36m) plus recess PLUS 6' 0" x 3' 8" (1.83m x 1.12m)

Providing useful additional storage and housing the property's private water supply via the granite lined well. The well house is understood to date from a similar period to the original dwelling. This houses the electrics for this building and also the workshop.

SERVICES

The property benefits from a private water supply via a well. The system is provided and maintained by Chenpump and is serviced yearly. The vendors have also added an additional standby South West Water supply on site that is designed to operate automatically should the well water supply fail. Mains sewerage, mains electricity. Air source heat pump providing heat and domestic hot water. An owned 3kW solar system is installed with 8 solar panels spread across two elevations.

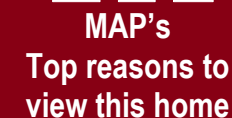
AGENT'S NOTE

The Council tax band is band 'C'. The EPC is grade B (88) only 3 marks off an A (91).

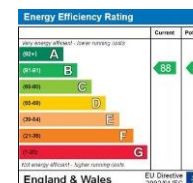
DIRECTIONS

From Camborne Railway Station turn left into Trevu Road, at a roundabout take the first left into South Terrace and at the next roundabout carry on straight across into Pendarves Road and follow the B3303 towards Praise an Beeble. On entering the village drive through the main street and at a crossroads with a public house on your right hand side, take the left past the fish and chip shop and doctors. You will find the barn on the right hand side, please park in the drive for viewings. If using What3words:- oblige.sweetened.puddings





- Beautiful converted barn
- Situated within a plot of just over a third of an acre
- Private setting
- Eco-friendly - EPC rated 'B'
- Air source heating, solar panels and private well
- Two double bedrooms
- Two en-suites
- Stunning sun/dining room
- Workshop, store and office
- Level walk to amenities



Gateway Business Park, Barncoose, Cornwall TR15 3RQ

sales@mapestateagents.com
www.mapestateagents.com

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.

