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**Pendarves Road,
Camborne
Auction Guide Price £250,000+
plus fees
Freehold**





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Camborne**

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Property Introduction

A substantial four/five-bedroom semi-detached house situated in Camborne, requiring refurbishment and improvement throughout. Planning Permission granted for the construction of a detached annexe for family use.

The property offers spacious and flexible accommodation arranged, over two floors, and has been segregated to provide separate living areas, with multiple kitchens and bathroom/shower room facilities.

It is considered the property may suit continued use as a large family home, multi-generational occupation or alternative arrangement, subject to all necessary consents being obtainable.

The property retains some character features and has tiled flooring to parts of the accommodation.

Offered for sale in conjunction with Clive Emson Auctioneers via online auction on July 23rd 2026.

Location

Conveniently located within a virtually level walk of the town centre, Camborne Bowling Club is located at the end of the road and Camborne offers an eclectic mix of both local and national shopping outlets, there are major banks and a mainline Railway Station which has direct links to London Paddington and the north of England.

The A30 trunk road can be accessed within three quarters of a mile, Truro, the county town of Cornwall which is noted for its shopping, bars and restaurants is located within commuting distance and the university town of Falmouth on the south coast is within a similar drive. The north coast which is famed for its sandy beaches and surfing together with rugged coastal walks will be found nearby at Portreath which is within a five mile drive.

ACCOMMODATION COMPRISES

Wooden paneled door to:-

ENTRANCE HALL

Tiled flooring. Stairs rising to first floor. Radiator. Doors to:-

RECEPTION ROOM 16' 1" x 10' 7" (4.90m x 3.22m) maximum measurements into bay plus recess

Bay window to front. Radiator. Built-in cupboard. Doors to:-

EN-SUITE SHOWER ROOM

Walk-in shower enclosure, low level WC and wash handbasin inset to vanity unit.

KITCHEN/DINER 15' 11" x 12' 9" (4.85m x 3.88m)

Range of light wood effect wall and base cupboards with roll edge worksurfaces over. Space for cooker. Door to rear garden.

CLOAKROOM/UTILITY ROOM

Stainless steel single drainer sink unit. Space for washing machine. Close coupled WC. Window to side. Wall mounted wash handbasin.

KITCHEN/DINER TWO 12' 11" x 11' 5" (3.93m x 3.48m) plus dopo recesses

Matching range of light wood effect wall and base cupboards. Boiler cupboard. Stainless steel single drainer sink unit. Window to side. Door to rear garden. Door to:-

BEDROOM 11' 0" x 10' 7" (3.35m x 3.22m) maximum measurements

Window to side. Radiator. Door to:-

EN-SUITE

Walk-in bath with shower over. Close coupled WC and wash handbasin inset to vanity unit. Radiator. Window to side.

From entrance hall, balustrade stairs to:-

SPLIT LANDING

Doors off to:-

BEDROOM 9' 3" x 8' 9" (2.82m x 2.66m) plus recess

Window to front. Radiator.

BEDROOM 15' 11" x 13' 3" (4.85m x 4.04m) maximum measurements into bay

Bay window to front. Radiator.

SHOWER ROOM

Independent shower cubicle, low level WC and pedestal wash handbasin.

KITCHEN THREE 12' 5" x 10' 5" (3.78m x 3.17m)

Matching range of wall and base cupboards. Space for cooker. Stainless steel single drainer sink unit. Window to rear.

BEDROOM 16' 8" x 8' 3" (5.08m x 2.51m)

Window to side. Radiator. Door to:-

EN-SUITE BATHROOM

White suite comprising paneled bath, low level WC and pedestal wash handbasin. Obscure window to side.

BEDROOM 11' 10" x 11' 7" (3.60m x 3.53m) plus door recess

Window to front and side. Radiator. Door to:-

EN-SUITE ROOM

Paneled bath with shower over, low level WC and pedestal wash handbasin.

OUTSIDE

The property is approached via a graveled driveway providing off-road parking. The gardens lie predominantly to the rear and are mainly laid to lawn and enclosed by hedging and walling.

SERVICES

To be confirmed.

AGENT'S NOTES

Planning Permission has been granted by Cornwall Council, under ref: PA25/08276, dated 4th February 2026, for the construction of detached annexe for family use, subject to conditions. A copy of the Planning Permission and accompanying documents may be downloaded from the Local Planning Authority website, cornwall.gov.uk. Tel: 0300 1234 151. The Council Tax band for the property is band 'D'. Offered for sale in conjunction with Clive Emson Auctioneers. For a copy of the full auction catalogue and the legal pack for the property please go to www.cliveemson.co.uk or contact Clive Emson Auctioneers on 01392 366555.

DIRECTIONS

From Camborne Police Station proceed east on to Pendarves Road and the property is the first on the left hand side. If using What3words:- [workes.installs.farm](https://www.what3words.com/workes.installs.farm)

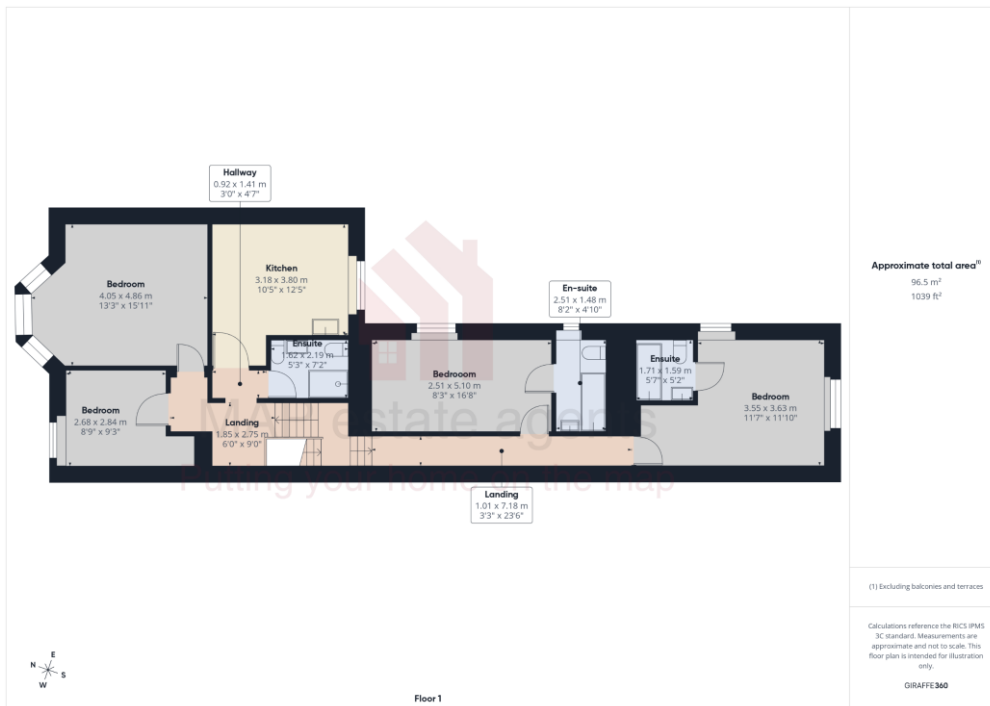


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



MAP's top reasons to view this home

- Substantial period home
- Updating required
- Generous plot
- Three kitchens
- Five bedrooms
- Driveway parking and garden
- Development potential
- Offered for sale in conjunction with Clive Emson Auctioneers
- Auction date 23rd July 2026



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

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