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**Rose Cottages,  
Camborne**

**£360,000  
Freehold**





## Rose Cottages, Camborne

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**Freehold**

### Property Introduction

A stunning and imposing double fronted four/five-bedroom period cottage in 'tucked away' position.

Offering spacious and remarkably flexible accommodation, there are four bedrooms with the principal bedroom en-suite, a family bathroom, a living room, a generous sized L-shaped kitchen/dining room and a ground floor shower room. There is also a secondary living room and a large rear secondary kitchen/utility - both of which have these rooms have separate access and provide potential for a self-contained annexe within the property. The property therefore offers versatile accommodation that provides a detached five bedroom home or could also be configured to provide a four bedroom home with one bedroom ground floor annexe having its own entrance.

Externally the property offers driveway parking, an attached garage and a delightful enclosed, part walled rear garden.

### Location

Situated close to a major retail outlets yet tucked away in a backwater, the centre of Camborne will be found within half a mile. Camborne which is steeped in mining history offers all the facilities you would expect for modern living and there is a mix of national and local shopping outlets, banks and a Post Office.

The town benefits from a mainline railway station with direct links to London and the north of England and there is easy access onto the A30 trunk road. Truro, the administrative and cultural heart of Cornwall is within thirteen miles and the north coast at Portreath is within five miles.

### ACCOMMODATION COMPRISES

uPVC double glazed entrance door leading through to:-

#### HALLWAY

Dado rail. Radiator. Doors into living room, secondary reception room and kitchen/dining room with stairs to first floor. Under stairs cupboard.

#### SECOND RECEPTION ROOM/BEDROOM FIVE 11' 8" x 9' 9" (3.55m x 2.97m)

A delightful and traditional period living room with uPVC double glazed leaded window to front with window seat beneath. Feature Victorian style fireplace with slate hearth, wooden mantel and surround. Recessed shelving. Radiator.

### **BEDROOM THREE 12' 0" x 11' 2" (3.65m x 3.40m)**

uPVC double glazed leaded window to front. Victorian fireplace with polished slate hearth with wooden mantel and surround. Two recessed arched alcoves to either side of fireplace. Opening leading through to:-

### **UTILITY/KITCHEN 15' 0" x 9' 6" (4.57m x 2.89m) maximum measurements**

Part tiled floor. Range of floor standing and wall mounted cupboard and drawer units. Single bowl stainless steel sink and drainer with hot and cold taps over. uPVC double glazed window to side. uPVC double glazed obscure window to rear overlooking the garden and uPVC double glazed obscure door to garden. Space for fridge/freezer. Integrated oven with inset four ring hobs. Tiled splashback surround. Door leading through to shower room.

### **SHOWER ROOM**

Tiled floor. Corner shower cubicle with plumbed thermostatically controlled shower unit. Low level WC, Pedestal wash hand basin. Tiled walls. uPVC double glazed obscure window to rear. Extractor fan. Radiator.

### **KITCHEN/DINING ROOM 15' 2" x 10' 0" (4.62m x 3.05m)**

### **PLUS 7' 3" x 5' 5" (2.21m x 1.65m)**

A delightful 'L' shaped dining room with tiled floor. A range of floor standing and wall mounted cupboard and drawer units with square edged polished marble effect roll top worksurfaces. Integral dishwasher. Inset 'Stoves' double oven with seven ring gas hob and large extractor over. Tiled splashback surround. One and a half bowl ceramic sink and drainer with mixer tap over. uPVC double glazed window overlooking the rear garden. Space for washing machine. Space for dining table. uPVC double glazed obscure French doors to rear garden.

### **HALF LANDING**

Stairs rising to:-

### **FIRST FLOOR LANDING**

Window. Doors off to:-

### **BATHROOM**

Tile effect laminate flooring. 'P' shaped bath with shower attachment over. Low level WC. Pedestal wash hand basin. uPVC double glazed obscure window to side. Radiator. Extractor fan.

### **PRINCIPAL BEDROOM 11' 7" x 10' 4" (3.53m x 3.15m)**

Double glazed window to rear enjoying views over the rear garden. Large built-in cupboard. Loft hatch. Door leading to :-

### **EN-SUITE SHOWER ROOM**

Corner shower cubicle with plumbed shower unit with shower head and mid-mounted shower jets, low level WC and pedestal wash hand basin. Radiator. uPVC double glazed obscure window to side.

### **BEDROOM TWO 12' 0" x 8' 10" (3.65m x 2.69m)**

uPVC double glazed leaded window to front. Carpeted and ceiling lights Radiator.

### **BEDROOM FOUR 11' 8" x 8' 6" (3.55m x 2.59m)**

uPVC double glazed picture window to rear. Fitted wardrobes with sliding merrier doors. Radiator. Carpeted and ceiling lights. Loft access.

### **FIRST FLOOR LIVING ROOM 17' 2" x 12' 0" (5.23m x 3.65m)**

A large room with two uPVC double glazed windows to front. Exposed granite wall with wood burner and exposed ceiling beams. Carpeted and ceiling lights. Radiator.

### **OUTSIDE**

To the front of Rose Cottage is a pleasant walk-way to either side of the property, giving access to the driveway which provides parking for one/two vehicles and access to the garage. From the driveway is a gated access to the rear garden which leads to a secluded walled garden which is predominantly laid to lawn with a range of plants to the borders. To one side to the garden there is a summer house with electric and doors leading to a generous deck.

### **SERVICES**

The property benefits from mains electricity, mains gas, mains water and mains drainage.

### **AGENT'S NOTES**

Please be advised that the Council Tax band for the property is band 'B'.

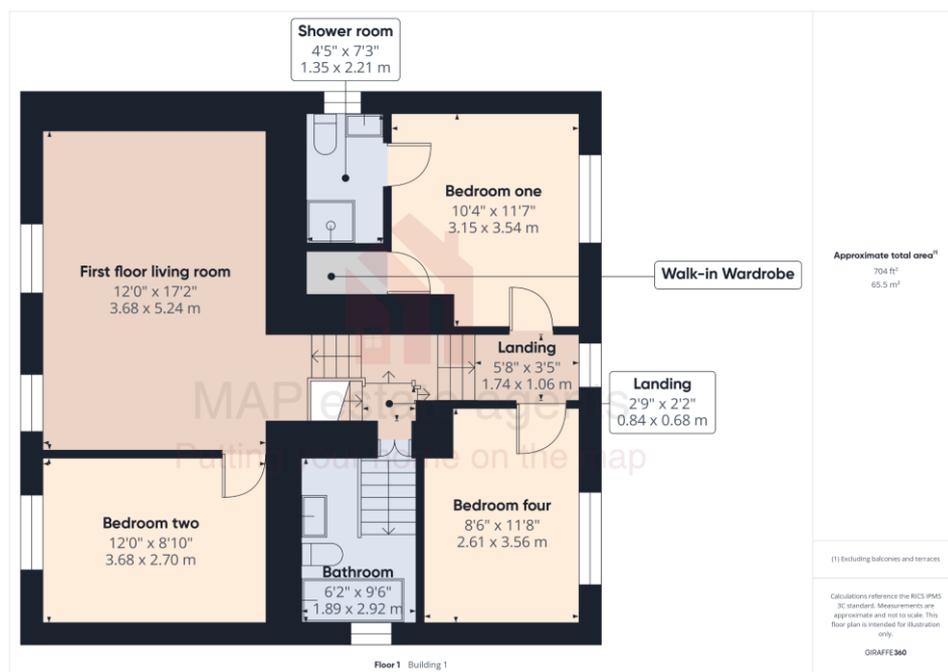
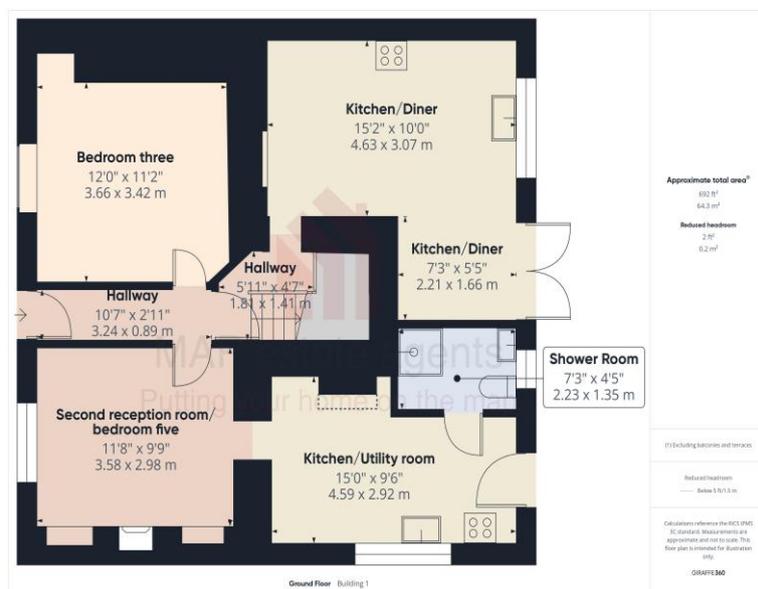


Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Double fronted period family home
- Four/five bedrooms (one with en-suite)
- Two reception rooms
- Generous size kitchen
- Ground floor shower room
- Pleasant gardens
- Gas central heating (Boiler installed 17/12/2024)
- Attached garage
- Off-street parking
- Close to local amenities



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