



MAP estate agents
Putting your home on the map

Copper Hill, Troon, Camborne

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Camborne 2.5 miles | Redruth 5 miles | Helston 8 miles | Falmouth 13 miles | Truro 19 miles | Newquay Airport 29 miles | Plymouth 68 miles | Exeter (M5) 100 miles (Distances are approximate)

Occupying a rural position and enjoying far reaching views across farmland towards the north coast and St Ives Bay, this detached bungalow has recently been updated and has the added benefit of an attached paddock approaching 0.75 of an acre.

Entrance hallway | Lounge | Dining room | Kitchen | Breakfast room
| Four bedrooms | Family bathroom | Garage/workshop | Gardens |
Parking | Land approaching 0.75 acres

£475,000
Freehold



Property Introduction

Internally there are four bedrooms, a dining room and a lounge, all of which benefit from an attractive outlook. The kitchen and bathroom have been remodelled in a contemporary style, and accessed from the kitchen there is a breakfast room.

Fully double glazed, heating is provided by an LPG gas boiler.

Integral to the property is a large garage/workshop suitable for six cars with parking to the front. The bungalow is located within a no through road and the gardens surround the property and have a high level of privacy, they have been designed to be easy to maintain and to the rear, in addition to a granite patio, there is decked seating ideal for barbecues and with direct access to an entertainment/bar cabin.

The paddock to the side is ideal for a multitude of uses and currently chickens are kept at the bottom of the paddock and there is a dovecote. The paddock can be accessed from the bungalow and there is separate gated access off the lane which runs past it.

In summary, a well proportioned family home which offers versatile accommodation and viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

If you are looking for a rural location away from passing traffic, this property is certainly requiring a closer inspection. Situated to the south of Troon, in an elevated rural location, yet only two and a half miles from Camborne town, it offers a quiet and rural position which is within easy reach of amenities.

The village of Troon has a Post Office, shop and school for younger children whilst Camborne offers more mainstream shopping together with education for all ages and there is a mainline railway station with direct links to London Paddington and the north of England. The A30 trunk road runs to the north of the town.

Truro, the administrative and cultural centre of Cornwall, will be found within nineteen miles, Falmouth on the south coast, which is Cornwall's university town is within thirteen miles and the south coast at Portreath, which is noted for its sandy beach and active harbour, will be found within seven miles.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

ENTRANCE VESTIBULE

Radiator. Laminate flooring. Archway through to:-

HALLWAY

Doors opening off and a squared archway through to:-

DINING ROOM 16' 4" x 12' 3" (4.97m x 3.73m)

uPVC double glazed window to the front. Laminate flooring and radiator.

LOUNGE 16' 3" x 10' 10" (4.95m x 3.30m)

uPVC double glazed window to the rear enjoying far reaching views towards St Ives Bay and the north coast. Double doors open from the hallway, laminate flooring and radiator.



KITCHEN 14' 3" x 9' 6" (4.34m x 2.89m)

uPVC double glazed windows to the front and side with a rural outlook. Remodelled with a dark grey range of contemporary eye level and base units with thin square edge working surfaces and incorporating an inset one and a half bowl stainless steel sink unit with mixer tap. Built-in 'Neff' oven, inset 'Neff' ceramic hob with 'Neff' stainless steel cooker hood over. Cupboard housing 'Worcester Green Star' LPG gas combination boiler. Integrated washing machine, integrated dishwasher and integrated fridge and freezer. Laminate flooring and spotlights. Squared archway through to:-

BREAKFAST ROOM 9' 2" x 6' 8" (2.79m x 2.03m)

uPVC double glazed window to the side, uPVC double glazed French doors opening on to the rear patio again enjoying rural and coastal views. Laminate flooring, radiator and spotlighting.

Returning to hallway, doors open off to:-

BEDROOM ONE 10' 9" x 7' 11" (3.27m x 2.41m)

uPVC double glazed window to the rear with a rural and coastal outlook. Two double door wardrobe units and radiator.

BEDROOM TWO 10' 9" x 5' 11" (3.27m x 1.80m)

uPVC double glazed window to the rear again enjoying a similar outlook to bedroom one, laminate flooring and radiator.

BATHROOM

uPVC double glazed window to the front. Recently remodelled with a contemporary style suite consisting of full width vanity unit with concealed cistern WC, wash hand basin incorporating a mixer tap together with tower storage and semi-free standing bath with central fill and remote mixer control and incorporating a rain head shower over. Extensive shower panelling to walls and towel radiator. Illuminated mirror over sink unit, inset spotlighting and laminate flooring.

BEDROOM THREE 8' 11" x 8' 1" (2.72m x 2.46m)

uPVC double glazed window to the front overlooking the garden. Four door wardrobe unit and radiator.

SIDE UTILITY/ENTRANCE 12' 9" x 7' 4" (3.88m x 2.23m) maximum measurements

uPVC double glazed door to the front. Ceramic tiled floor. Radiator and space for tumble dryer and fridge. Shelved cupboard. Doors open off to:-

BEDROOM FOUR 9' 4" x 7' 4" (2.84m x 2.23m)

uPVC double glazed window to the rear again with a rural and coastal outlook. Tiled flooring and radiator.

INTEGRAL GARAGE 43' 3" x 15' 10" (13.17m x 4.82m)

A large garage/workshop with automatic double width door to the front. uPVC double glazed window to the rear and uPVC double glazed door to side. Power and light are connected.

OUTSIDE FRONT

Immediately to the front there is parking for three plus vehicles. A gate opens to the front garden which is enclosed and has been designed to be easy to maintain being largely gravelled with raised slate and shrub beds. The gravel extends to the side of the property and leads around to the rear, there is an external supply and access to the paddock.

STORAGE SHED 11' 10" x 9' 7" (3.60m x 2.92m)

There is a substantial timber storage shed which has power and light connected and an external water supply.

REAR GARDEN

The rear borders farmland and has an amazing unrestricted outlook towards the north coast and St Ives Bay. The garden has been designed to be easy to maintain with a lawn, raised gravelled area and immediately off the breakfast room is a granite set patio ideal for sitting out when the weather permits. To the rear of the garage there is decking with space for a hot tub and barbecue which leads to a further side access and from here there is direct access to:-

TIMBER ENTERTAINMENT ROOM/BAR 20' 0" x 9' 9" (6.09m x 2.97m)

Double doors and having power and light connected.

SIDE GARDEN

Secure and ideal as a vegetable growing area.

PADDOCK

Set to the side of the bungalow the paddock is enclosed and secure for children, pets and stock, it is largely grassed and there is a separate access from the lane to the side.

SERVICES

The property benefits from mains electricity, mains water. and private drainage via a septic tank.

DIRECTIONS

From Camborne with the railway station on your right hand side continue up Trevu Road into the village of Beacon, continue through Beacon and on into the village of Troon. Leaving Troon the road bears around to the left and at this point turn right and then right again, continue to a crossroads turning left then at a Y-junction take the lower turning on the right which will lead you to the bungalow which is situated on the right hand side. If using What3words:- agent.additives.forge





| Energy Efficiency Rating | | Current | Potential |
|--|---|---------|-----------|
| Very energy efficient - lower running costs | A | | |
| Energy efficient | B | | |
| Decent | C | | |
| Needs to be improved | D | | |
| Needs improvement | E | | |
| Very energy inefficient - higher running costs | F | | |
| Very energy inefficient - higher running costs | G | | |
| Energy Efficiency Score | | 23 | 35 |

England & Wales



MAP's
Top reasons to view this home

- Detached bungalow in rural location
 - Far reaching rural and coastal views
 - Four bedrooms
 - Lounge and dining room
 - Remodelled contemporary kitchen
 - Breakfast room
 - Refitted contemporary bathroom
 - LPG gas heating and uPVC double glazing
 - Integral garage for six cars.
 - Enclosed gardens and paddock approaching 0.75 acres
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Approximate total area

163.8 m²
 1764 ft²



Ground Floor Building 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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 01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)
 01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)
 01872 672250 (Truro)

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