



West Carn Cottage,
Higher Tregajorran, Carn Brea, Redruth

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Higher Tregajorran, Carn Brea, Redruth TR15 3YX

Guide Price - £475,000 Freehold

- Detached 4/5 bedroom extended cottage
- Grounds of approximately 4.3 acres
- Programme of refurbishment required
- Elevated position with far reaching views
- Garage

Enjoying enviable elevated position with far reaching country views over the surrounding area towards the West Penwith Hills and St Ives Bay, a detached extended cottage requiring a programme of refurbishment, positioned for easy access to Camborne, Redruth and the A30, set on the south-western slope of Carn Brea in grounds extending to approximately 4.3 acres or thereabouts.



The Property

To be sold for the first time in 51 years, West Carn Cottage comprises an extended cottage of traditional elevations under a pitched tiled and part mono pitched slate roof with a block extension in circa 1976 and an additional extension in circa 1995.

Access off a no through road County Highway, the property lies some 163 metres above sea level and enjoys far reaching views over the industrial heartlands of Camborne and the surrounding countryside with the coast of St Ives beyond. The property now requires a programme of refurbishment and lends itself to be adapted to personal requirements.

The property is entered via a porch into the entrance hall with doors leading to the kitchen/dining area in the original cottage area with the utility room off, bathroom with bath with shower above, toilet and wash hand basin. Living room with fireplace and door through to ground floor bedroom with adapted en-suite facilities. To the first floor lie four bedrooms.

Outside

The property is approached off a no-through country lane leading to a parking area for a number of cars with access to a Double Garage.

Gardens & Grounds

In all the gardens & grounds extend in all to 4.34 acres forming the original garden area around the house which are now in an overgrown state. The majority of the grounds form part Carn Brea hillside which is subject to the Countryside and Right of Way (Crow) Act 2000. (Open Access Land)

From the land far reaching views are enjoyed of the surrounding area.



EPC 21 - F Council Tax Band D

Services

Mains water, mains electricity, LPG Gas central heating, private drainage. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

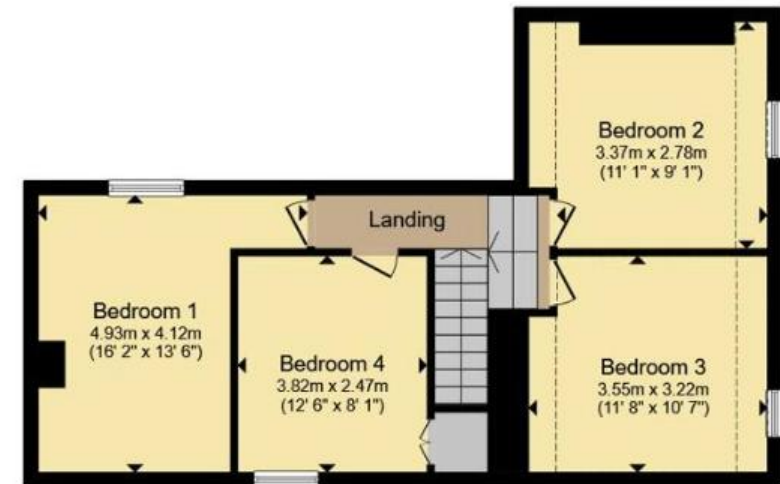
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



Ground Floor



First Floor

Location

The property is located at the end of a no-through lane on the south-west edge of Carn Brea within the Carn Brea Conservation area and the Cornwall and West Devon Mining Landscape World Heritage Site. The towns of Camborne and Redruth provide an extensive range of retail and professional services along with health, leisure and education facilities and also access to the A30 dual carriageway.

For the countryside enthusiast there is direct access to Carn Brea for extensive walks, and cycling along nearby quite country lanes and bridleways within the district.

Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722.

Email: property@lodgeandthomas.co.uk

Directions

Exit the A30 at Tolvaddon and head towards Camborne Town. At the first Junction, keep straight, onto Dundance Lane. Keep on this road, taking right hand turn signed Brea / Four Lanes. Over Railway bridge, around left bend, at the next bend keep straight on signed Tregajorran (No Through Road). Take first right turn and follow the lane towards the very end and the property will be found on the left.

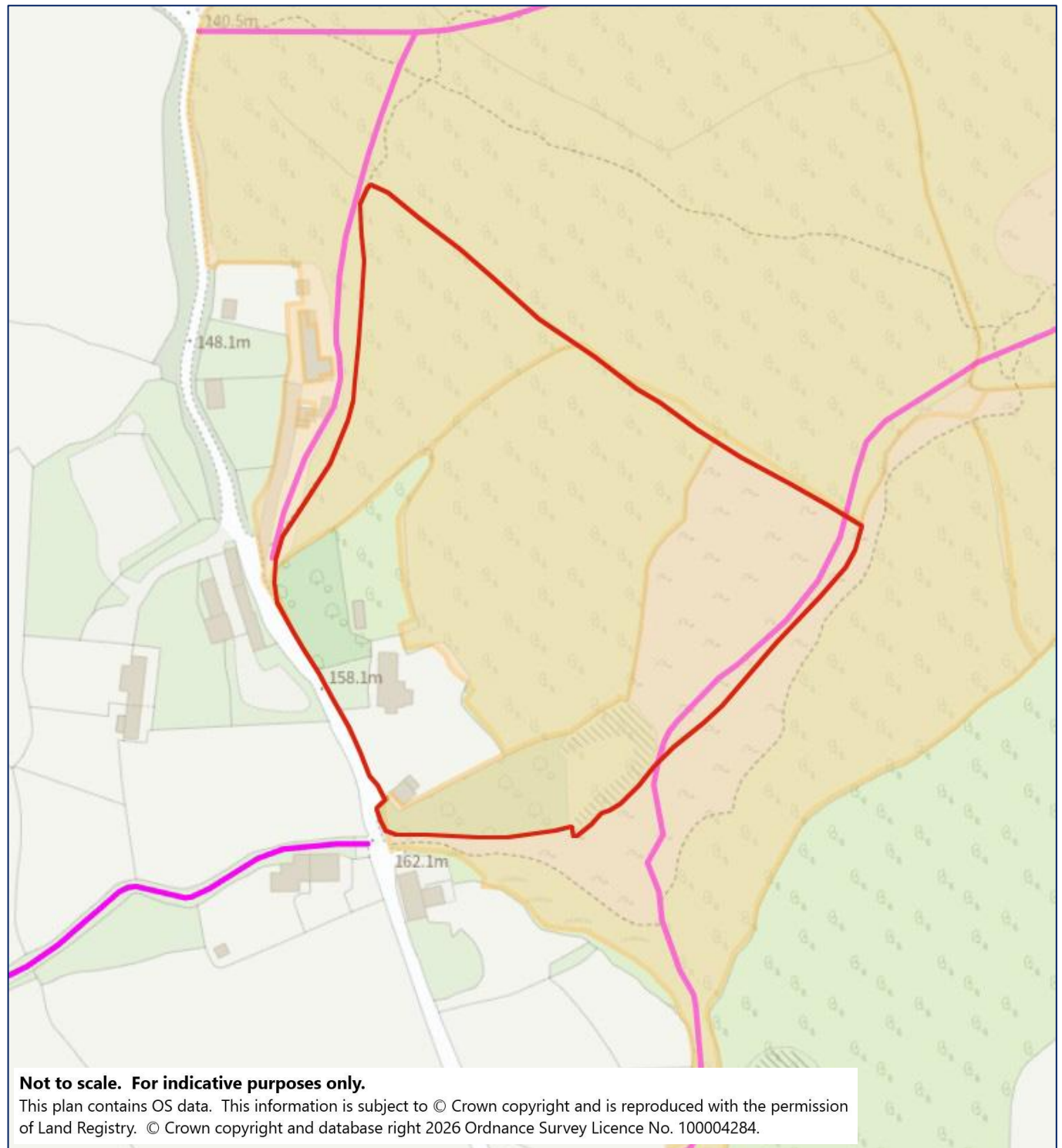
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Indicative site plan.

Red line – The property.

Pink Line – Footpath

Brown shaded area – Open Access Land



Not to scale. For indicative purposes only.

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