





**South Drive,  
Tehidy, Camborne**

**£250,000  
Freehold**

## **Property Introduction**

Situated within a most favoured location, this single storey cabin, which has permission in principle to be redeveloped into a single dwelling, is accessed off a private road from South Drive which leads to Tehidy Country Park. The cabin has unrestricted use and has been successfully used for holiday letting and offers an open plan living arrangement with double bedroom and shower room. There is the potential, as previously stated, to re-develop the plot to create an individual home to one's own specification which would be located within a sylvan setting. Services at present are shared with an adjacent property and our vendor has obtained quotes from South West Water and National Grid for the installation of mains water and mains electricity and these are available to interested parties. Further information regarding the relevant planning permissions will be found on the Cornwall Council Planning Portal references:- PA24/08691 and PA24/05647. In summary, development opportunities in this favoured location rarely come to the market and viewing our interactive tour is advised to fully appreciate the setting prior to a closer inspection.

## **Location**

South Drive leads to the former Basset family home at Tehidy which is now an exclusive gated development and also leads to the Tehidy Country Park which is recognised as an area of outstanding natural beauty. Within a short distance is Tehidy Golf Course and the north Cornish coast will be found nearby at Portreath. The property benefits from easy access to the A30 (the principal route to and from Cornwall) which is within half a mile and a mainline Railway Station will be found at either Camborne or Redruth which has direct links to London Paddington and the north of England. The cathedral City of Truro, which is the county's commercial, educational and retail centre, is within commuting distance as is the university town of Falmouth on the south coast. Cornwall's airport at Newquay is within twenty four miles.

## **ACCOMMODATION COMPRISES**

The plot is approached via a private driveway off South Drive, which leads to four other properties. The plot is well defined with marked boundaries and there is ample parking and turning space.

Due to the Sylvan setting there would be a high level of privacy associated with any dwelling located on the site and to maintain the privacy in the area, the proposed dwelling would be of a single storey.

Currently the dwelling on site, Oak Tree Cabin, consists of uPVC double glazed French doors opening to:-

### **OPEN PLAN LIVING SPACE 19' 2" x 11' 4" (5.84m x 3.45m)**

uPVC double glazed window to the front. The kitchen area has a range of base units arranged to form a breakfast bar and there is an inset circular bowl sink unit with mixer tap. Laminate flooring, wall mounted air conditioning unit for heating and cooling and inset spotlighting. Doors lead off to:-

### **BEDROOM 13' 4" x 7' 6" (4.06m x 2.28m)**

uPVC double glazed window to the side. Laminate flooring and wall mounted panel electric radiator. Inset spotlighting.

### **SHOWER ROOM**

uPVC double glazed window to side. A contemporary suite consisting of close coupled WC, pedestal wash hand basin and oversize shower enclosure with plumbed shower. Towel radiator and inset spotlighting. Part shower panelling to walls.

### **OUTSIDE**

At present there are lawned, well stocked gardens to the front and side together with a patio to the rear of the cabin ideal for outside seating.

### **SERVICES**

The services at present are shared with an adjacent property and as previously mentioned there will need to be services installed by the new owner.

### **AGENT'S NOTE**

The Council Tax band for the property is band 'A'.

### **DIRECTIONS**

From the A30 westbound, after passing the Redruth exit, take the next junction marked for Portreath, take the right hand lane and at the traffic lights turn right, take the second exit left, carry straight across and at the next roundabout take the first exit off the roundabout into Mount Whistle Road and then take the second right which is signposted Tehidy Park into South Drive and after passing the gatehouse on the left there is a gravelled driveway on the right which leads to the plot. If using What3words:- mailings.piles.declares





## MAP's top reasons to view this home

- Most favoured residential location
- Sylvan setting
- Private shared drive access
- Permission in principle to develop (PA/08691)
- Cabin with Certificate of Lawfulness (PA/05647)
- One double bedroom
- Open plan living space
- Contemporary style shower room
- Gardens
- Parking and turning



01209 243333 (Redruth & Camborne)  
01736 322200 (St Ives & Hayle)  
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
01326 702333 (Falmouth & Penryn)  
01872 672250 (Truro)

[sales@mapestategents.com](mailto:sales@mapestategents.com)

Gateway Business Park, Barncoose  
Cornwall TR15 3RQ

[www.mapestategents.com](http://www.mapestategents.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.