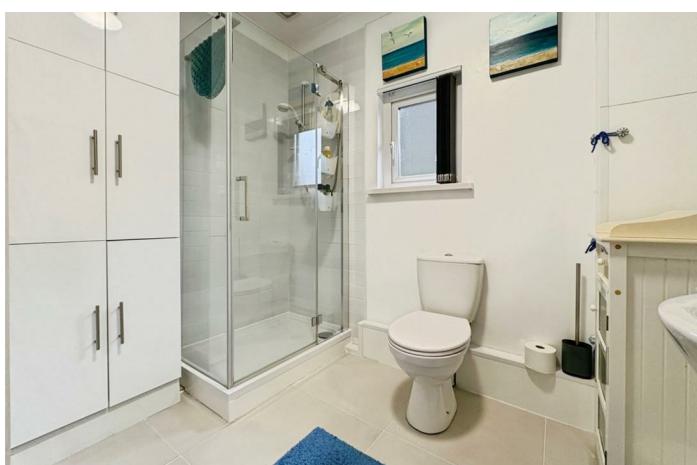




The Meadows
Higher Condurrow, TR14 9AL





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A fantastic opportunity to acquire this truly stunning detached bungalow, set within beautiful gardens and enjoying impressive, far reaching countryside views. The property has undergone extensive renovation in recent years and is presented to an impeccable standard throughout. There is further potential to extend to behind, or to create additional accommodation within the generous loft space, subject to the necessary planning permissions.

Externally, the property sits within approximately 2.5 acres in total, including just over two acres of land ideally suited for equestrian use or a smallholding. Full planning permission has been granted (PA21/12793) for the construction of stable block, which has now lapsed.

The accommodation comprises an entrance porch/utility/sunroom and WC , it also includes a 1½ bowl sink and drainer, a light and airy lounge, a new modern Howdens kitchen with double sink and drainer, an immaculate shower room, and two double bedrooms, both benefiting from fitted Sharps wardrobes. The property also benefits from a PIV unit.

To the front, a large horse shoe shaped gravelled driveway provides parking for numerous vehicles. A wooden gate separates the remainder of the drive, which leads to one of the fields. The beautiful rear garden is predominantly laid to lawn with a patio area, fully enclosed by new 6ft fencing and featuring a 12' x 8' timber shed. Six-foot double gates at the rear provide direct access into the adjoining field.

The fields extend to just over two acres and enjoy spectacular countryside views across Newton Moor, Four Lanes and St Ives. The location offers excellent riding out, with numerous tramway routes nearby, as well as superb opportunities for dog walking.

The village of Beacon is approximately half a mile away and offers a range of amenities including a well regarded village store, butcher, fish and chip shop, hairdresser and public house.



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Guide Price £500,000

Location

Higher Condurrow is a charming and well-regarded hamlet on the outskirts of Camborne, offering a peaceful semi-rural setting while remaining conveniently close to everyday amenities. Surrounded by open countryside, the area enjoys a quiet, community-focused atmosphere with attractive rural views and easy access to scenic walking routes. Camborne town centre, with its range of shops, schools, and transport links, is just a short drive away, while the north coast beaches and coastal paths of Cornwall are also within easy reach. Higher Condurrow perfectly balances countryside living with accessibility, making it a popular choice for those seeking a relaxed yet well-connected location.

Accommodation

Entrance door to
Utility/Sun Room with WC
Kitchen/Diner
Lounge

Bedroom 1 with fitted sharps wardrobes

Bedroom 2 with fitted sharps wardrobes

Family Shower room

Parking

Approach the bungalow via a horseshow drive way with ample parking to the front of the proeprty.

Outside

The rear of the property features a fully enclosed, low-maintenance garden, secured by newly installed timber fencing with concrete posts, and includes a useful timber shed.

Land

The land is accessed via a wooden gate from the garden or via a gravelled driveway passing the property. The holding extends to approximately two acres, is served by a water connection, and is divided into two separate parcels. There is also lapsed planning permission for the construction of stable block, with details available under reference PA21/12793. There is also a metal shed which is approximately 12 x 10ft





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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

Services

Mains water and electricity, private drainage, oil-fired central heating.

Council Tax Band- C

What3Words

//abundance.motivate.rear

Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

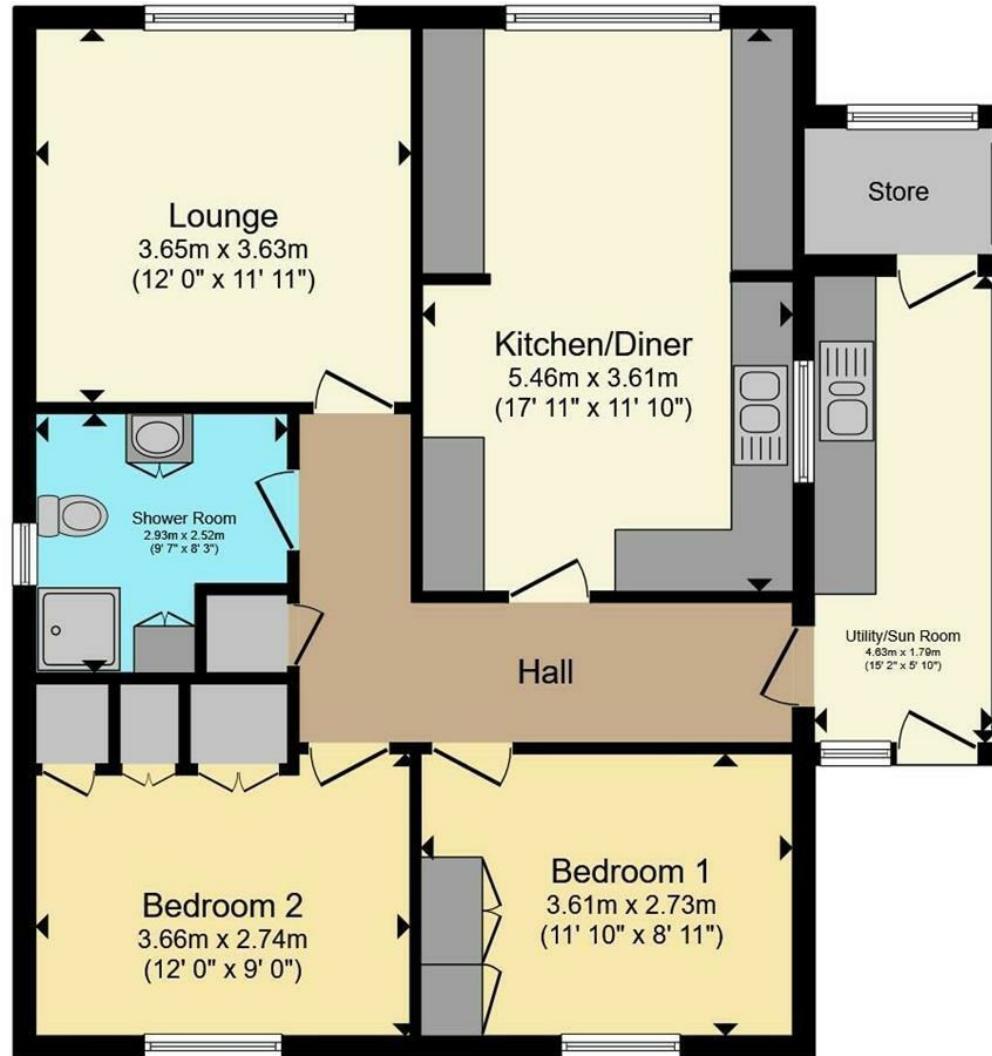
Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>





Total floor area 83.4 m² (897 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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