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BILL BANNISTER
Sales & Lettings



Mill Stream Cottage, 42 Mill Road

Penponds, Camborne, TR14 0QH

£549,950

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This presents an excellent opportunity to acquire a family sized semi detached home together with a good range of outbuildings, parking facilities and in total there is approximately two and three quarter acres of land. It is easily accessed from the Penponds Road and this location is considered popular and also gives easy access to facilities. The property itself has a substantial conservatory leading through to a long lounge/dining room and a well appointed and fully fitted kitchen/breakfast room plus a cloakroom. To the first floor there are three good bedrooms, one of which has fitted wardrobes and one has a lovely bow window. These are complemented by a family shower room. The property has oil fired heating and there is also a wood burner. Over the last twenty years the property has been the subject of biodiversity and there are gardens to both the front and side being very well established and well stocked. These leads through to a lovely orchard with plums, apples and pears plus ornamental fig, banana and kiwi plants. There are generous parcels of land and included in the sale is a ride-on Cub Cadet mower for the immediate grounds which also have a further access down to Mill Road. For the keen gardener, there is a vegetable plot with a 20ft heavy duty polytunnel and a Rhino greenhouse. There are also two small sheds. A stream runs along one side leading to quite a substantial wildlife pond which is very sheltered. The larger parcels of land are under OS 2391 which is 1.44 acres and OS 2994 which is 1.11 acres. In addition to this there are the grounds and orchard surrounding the property. Country walks are available nearby, the A30 is within approximately two miles and Camborne town is within three miles.

LOUNGE/DINING ROOM
24'1" x 11'9" (7.36m x 3.59m)

A tiled floor, a wood burner, a grate and two alcoves. Two radiators and two windows to the front. Open joist ceiling and stable doors to the kitchen and conservatory.

CONSERVATORY
12'7" x 9'2" (3.86m x 2.81m)

A triple aspect room with a tiled floor, an external door and a radiator.

KITCHEN/BREAKFAST ROOM
25'10" x 9'8" (7.88m x 2.97m)

The property is fully fitted with a one a half bowl sink unit, working surfaces with cupboards and drawers beneath, splash backs and complementary eye level units. There is a pantry with fitted shelving a further cupboard ideal for cleaning items. Two windows, stairs to the first floor and storage beneath. Radiator.

CLOAKROOM
4'1" x 5'3" (1.25m x 1.62m)

With a Worcester boiler, a wash hand basin and a wc. Built-in cupboard and a tiled floor.

REAR HALLWAY

External access.

FIRST FLOOR

BEDROOM 1
14'7" x 13'5" (4.45m x 4.11m)

Three wardrobes with storage cupboards over, two radiators and two windows.

BEDROOM 2
14'6" x 7'6" (4.43m x 2.29m)

A feature bow window, a radiator and a built-in cupboard.

BEDROOM 3
8'7" x 10'3" (2.63m x 3.14m)

A dual aspect room with a radiator.

LANDING

Two cupboards and loft access.

SHOWER ROOM
10'7" x 7'6" (3.25m x 2.29m)
A mains shower, tiled walls, an enclosed wash hand and a wc. Radiator and a ladder towel radiator.

OUTSIDE
As previously mentioned, the property is approached via a private lane approximately a hundred feet from the road. There is a hard standing providing parking for three to four cars and access to the grounds. There is a GARAGE with a WORK ROOM 1.71m x 2.17m (5'7 x 7'1) to the side and near the cottage is an easily accessed log store. To the rear there is a large decking area with access to an ART STUDIO/HOBBIES ROOM 2.87m x 2.79m (9'5 x 9'2), a WORKSHOP and a former DARK ROOM 2.74m x 2.71m (9' x 8'11). There is an area of land to the rear which is paved and gravelled housing the recycling. A side pathway leads to a lovely front garden being well enclosed, quite natural and having a good variety of shrubbery etc. The side garden houses a SUMMERHOUSE/OFFICE 2.20m x 2.72m (7'3 x 8'11). A gate then leads to a lovely orchard with various fruit trees including plums, apples and pears plus ornamental figs, banana and kiwi plants. For the keen gardener there is a vegetable garden with the bonus of a 20ft heavy duty polytunnel and a Rhino greenhouse.

DIRECTIONS
From Camborne Police Station proceed along Pendarves Road and take the turning right into Barripper Road sign posted to Penponds. Turn right opposite the school into Higher Penponds Road, continue along and just before the bend turn left into Mill Road. Continue along here passing a terrace of three properties and a detached property on the right and then take the private lane after this which leads to the property.

AGENTS NOTE
TENURE: Freehold.
COUNCIL TAX BAND: C.

SERVICES
Mains drainage, mains water, mains electricity and oil heating.

Broadband highest available download speeds - Standard 29 Mpbs (sourced from Ofcom).

Mobile signal - EE Good outdoor & variable indoor, Three Good outdoor, O2 Good outdoor, Vodafone Good outdoor (sourced from Ofcom).






Road Map



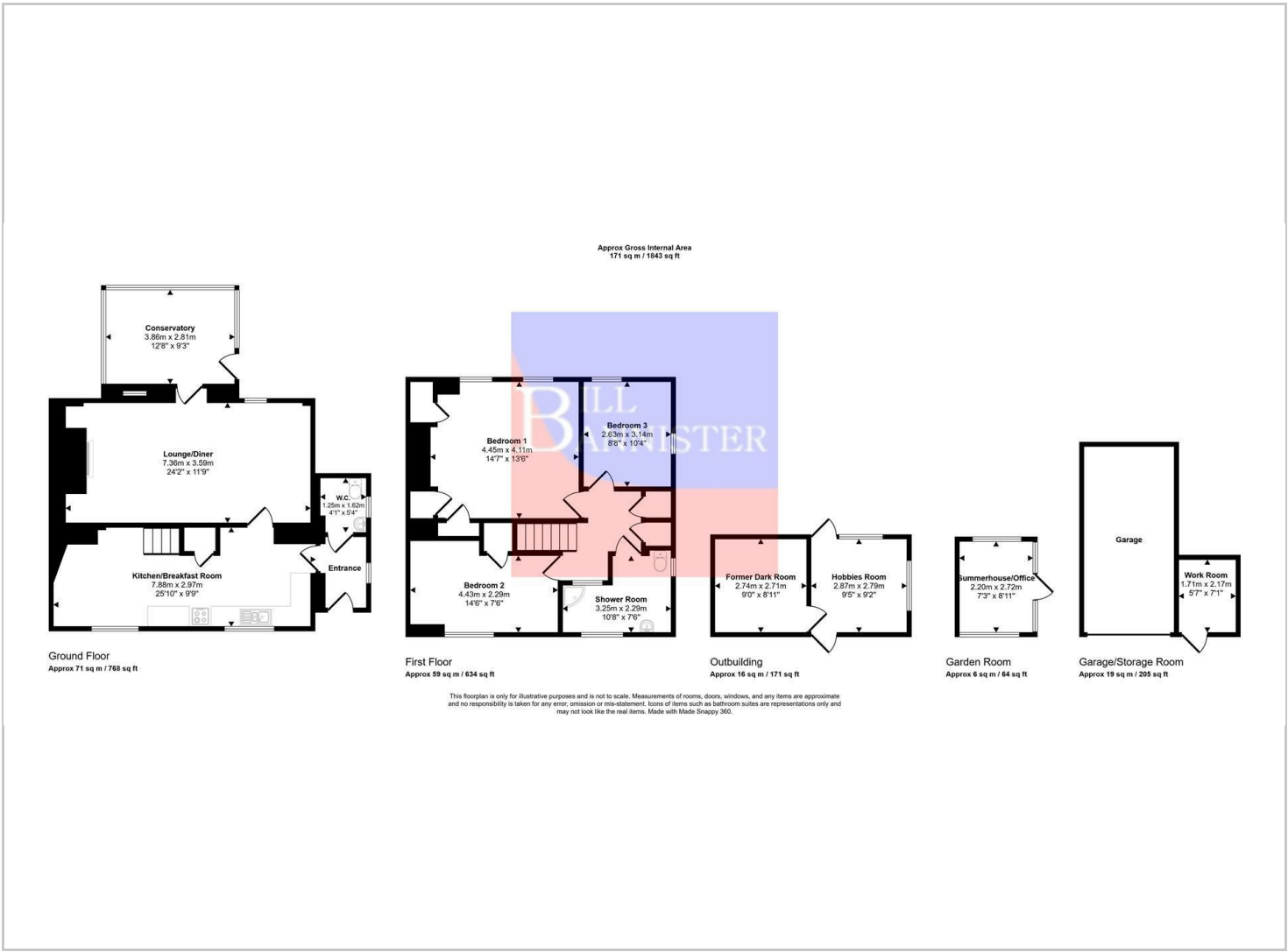
Hybrid Map



Terrain Map



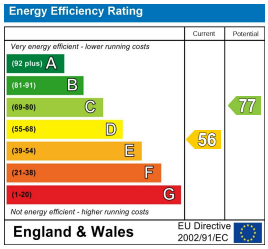
Floor Plan

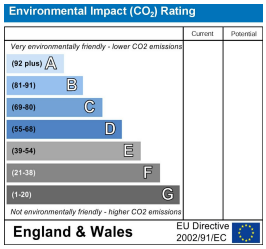


Viewing

Please contact our Redruth Office
on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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