

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

# BILL BANNISTER

Sales & Lettings



## The Coach House

Cadogan Road, Camborne, TR14 7RX

**£329,950**



# The Coach House

Cadogan Road, Camborne, TR14 7RX

**£329,950**



We are very pleased to bring to market this two bedroomed bungalow, a former agricultural building, that offers a unique blend of historic charm dating back to the 1800's along with modern comfort thanks to the high standard in which it is presented by the current vendors. Sited in an elevated position between Camborne and the village of Beacon, the internal presentation that has some original features offering rustic charm, is very high, rendering the property 'move in' ready. A very cosy lounge opens out into a delightful conservatory that offers far reaching views over open countryside towards the famous town of St. Ives. From the kitchen/diner, the hallway gives access to two bedrooms, the larger of the two also having the benefit of a large built-in wardrobe. A family shower room complements the internal accommodation. Externally, the bungalow benefits from a three quarter wraparound and very low maintenance garden. To the front, parking is available for up to five vehicles and there is a seating area that takes full advantage of the marvellous westerly views. The rear garden offers a shed come utility room, a further shed and a dual aspect summerhouse with adjacent lean to and seating, accessed via a raised decking area. In terms of location, the centre of Camborne, with many local amenities including doctor's surgeries, dentists, and many retail outlets including chain stores and independents, can be accessed in around three minutes by car or if on foot, within twenty minutes. Camborne offers a mainline railway station that can be reached on foot in around ten minutes along with bus services. Further afield, Portreath with its beach and access to the South West Coastal Path, is around fifteen minutes by car along with Tehidy Country Park and Tehidy Park Golf Club are within a similar distances. Furthermore, the property does benefit from walkable access to the nearby village of Beacon where several local handy amenities can be found including a butcher, a chemist, hairdressers, a fish and chip shop and a public house amongst others.

Upvc front door with obscure double glazed square panel and an obscure double glazed side panel leads to:

## **HALLWAY**

Upvc double glazed window overlooking the front aspect with far reaching westerly views over open countryside and towards St Ives with a deep sill. Radiator and a wood panelled ceiling. Door to:

## **OPEN PLAN KITCHEN/DINER**

**14'1" x 13'11" (4.30m x 4.26m)**

A dual aspect room fitted with a range of eye level and base level storage cupboards and drawers with straight edge work surfaces. The kitchen has a Range style gas cooker with a Premier range extractor hood over. Composite single sink and drainer. Upvc stable style door with a double glazed panel leads out to the rear garden. Upvc double glazed window overlooking the rear garden and aspect plus a further upvc double glazed window overlooking the front aspect with far reaching views towards St Ives with a radiator below. Space for a tall fridge/freezer. Door to:

## **LOUNGE**

**9'8" x 15'2" (2.96m x 4.63m)**

Gas log burner set in a brick and tiled fireplace. Upvc double glazed window to the rear aspect and elevation with a radiator. Upvc double glazed doors open into:

## **CONSERVATORY**

**9'10" x 11'11" (3.02m x 3.65m)**

A triple aspect with low level tiled walls and window sills below upvc double glazed windows throughout having far reaching views towards the west and south west. Wall mounted electric fire.

## **BEDROOM 1**

**11'8" x 9'11" (3.57m x 3.04m)**

Large built-in mirrored wardrobe with hanging space and storage shelves with high level storage cupboards above. Full height storage housing a Worcester boiler

with slatted shelved storage and a further high level storage cupboard above. Upvc double glazed window with a deep sill overlooks the rear garden and aspect with a radiator below.

### **BEDROOM 2**

**9'6" x 7'9" (2.91m x 2.37m)**

Upvc double glazed window with a deep sill overlooking the rear garden and aspect with a radiator below.

### **FAMILY SHOWER ROOM**

**6'7" x 5'8" (2.03m x 1.74m)**

Fully tiled with a low level wc, wash hand basin and a quadrant shower cubicle with a thermostatic shower. Two wall mounted towel radiators and a upvc obscure double glazed window to the side aspect. Extractor fan.

### **OUTSIDE**

To the front of the property a gravel driveway provides parking for up to five vehicles. There is a raised decking area offering the aforementioned far reaching views over open countryside towards the west and St Ives. There is a raised border of mature bushes and shrubs, a bin store and steps up to the front door with an outside light. To the rear a door leads out from the kitchen to the very low maintenance gravelled rear garden. A door opens to a SHED/UTILITY ROOM with lighting and power plus space and plumbing for a washing machine. External tap and an external light. A pathway wraps three quarters of

the way around the property and there are raised decorative slate borders. There is decking up to a second SHED and decking steps to an elevated decking area having a door opening to a SUMMERHOUSE 2.42m x 1.91m (7'11 x 6'3) with dual aspect single glazed windows and an adjacent outdoor leanto.

### **DIRECTIONS**

From Camborne railway station proceed up Trevu Road towards the village of Beacon. Just before Beacon Square turn right into Cadogan Road and proceed along here where the property will be found on the right hand side just after the turning to Park-An-Bans on the right.

### **AGENTS NOTE**

TENURE: Freehold.

COUNCIL TAX BAND: C.

### **SERVICES**

Mains drainage, mains water, mains electricity and mains gas heating.

Broadband highest available download speeds - Standard 9 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal -

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



## Road Map



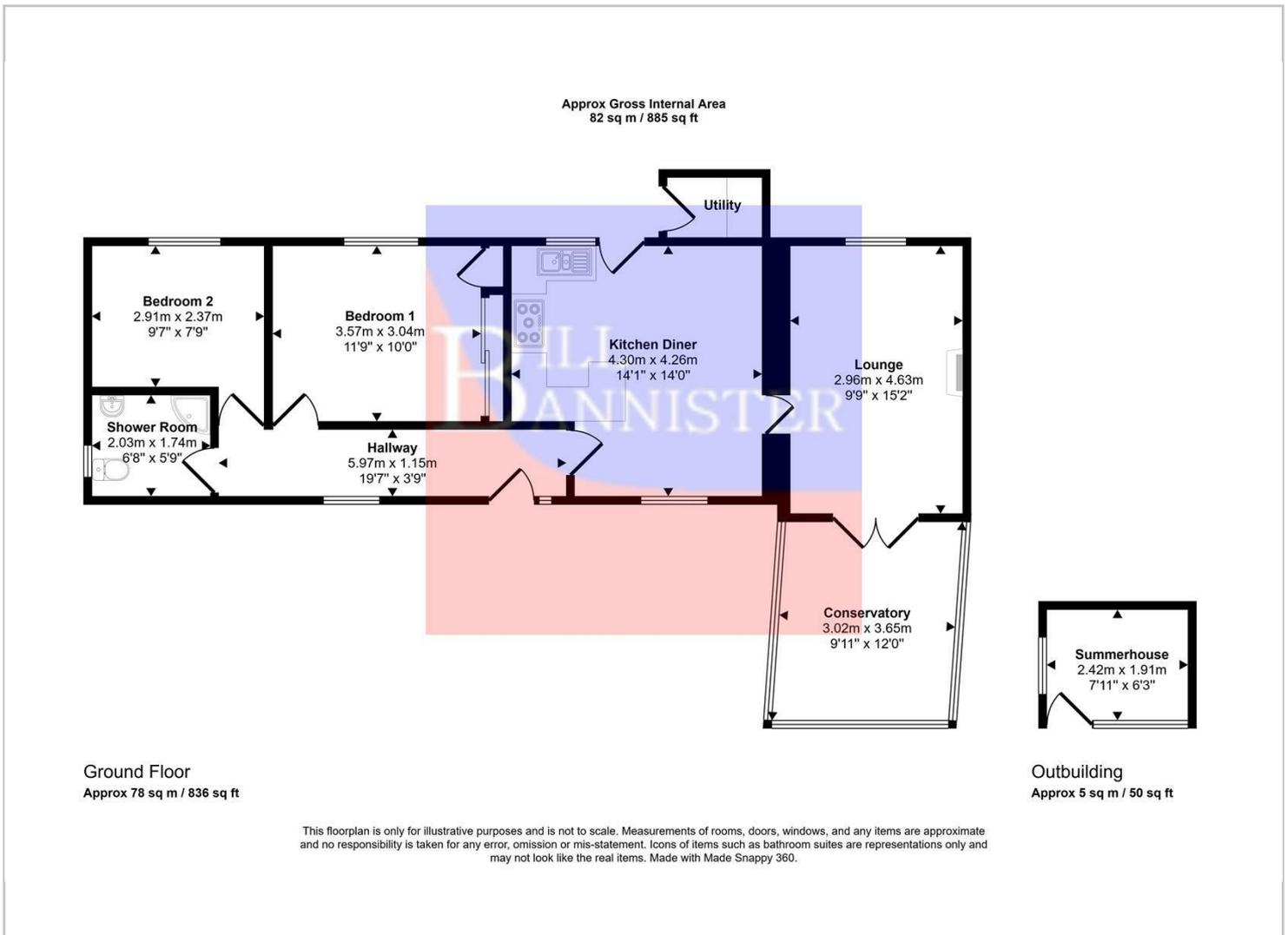
## Hybrid Map



## Terrain Map



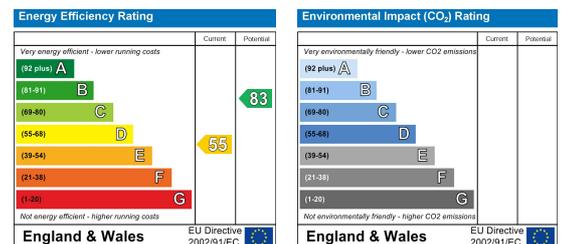
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.