



MAP estate agents
Putting your home on the map

Roscroggan, Camborne

Roscroggan, Camborne

A30 trunk road 1 mile | Camborne town centre 2 miles |
Portreath (north coast) 3 miles | Redruth 4 miles | Truro 13
miles | Falmouth (south coast) 16 miles | Newquay Airport 24
miles | Plymouth 63 miles | Exeter M5 95 miles (Distances
are approximate)

A deceptive property offering versatile
accommodation, this former Methodist School
is being offered for sale with no onward chain.

Situated within a sought after location on the
outskirts of Camborne and within a mile of the
Tehidy Country Park, this detached property
benefits from a generous garden to the rear.

Kitchen/diner | Lounge | Five bedrooms (two on ground floor)
| Ground floor bathroom | Outside bar | Store/hobby room |
Gardens | Parking

£430,000 Freehold



Property Introduction

The conversion of the school house has been designed to maximise on the available space whilst still retaining many gothic style windows. Internally there are five bedrooms located over two floors, the family bathroom has been remodelled and in addition to the lounge there is a generous kitchen/diner which features a wood burning stove. Heating is provided by an oil fired boiler supplying radiators and there is partial double glazing.

To the rear the enclosed garden has an extensive patio with access to a covered bar and store, ideal for outside entertaining during the summer months. Set to one side is a further range of timber outbuildings at present being used as gymnasium and additional storage space.

A driveway, accessed across a neighbouring property, gives access to the rear where there is ample parking and storage if required.

Viewing our interactive virtual tour is strongly recommended for this interesting and unusual property before arranging a closer inspection.

Location

Situated in a favoured residential part of South Tehidy, within walking distance one will find

Tehidy Country Park which is recognised as an Area of Outstanding Natural Beauty. Within a short distance is Tehidy Golf Course and the north coast will be found nearby at Portreath. The property benefits from easy access to the A30 (the principal route to and from Cornwall) and a mainline Railway Station will be found at either Camborne or Redruth which gives direct routes 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 five miles.

ACCOMMODATION COMPRISES

Accessed from the rear, French double glazed doors open to:-

KITCHEN/DINER 16' 3" x 15' 11" (4.95m x 4.85m)

Enjoying a dual aspect with uPVC double glazed windows to the side and rear. Featuring a remodelled kitchen with an extensive range of base units having adjoining square edge working surfaces which incorporate an inset vitreous enamel sink with combined drainer and a mixer tap. Built-in eye level double oven, inset ceramic hob with stainless steel hood over and with space and plumbing for an automatic washing machine and dishwasher. One wall featuring part exposed stone, corner free standing wood burning stove set on a slate hearth and ceramic tiled floor. Inset spotlighting to ceiling, radiator and stable door opening to:-

LOUNGE 20' 3" x 16' 3" (6.17m x 4.95m) maximum measurements

Again enjoying a dual aspect with single glazed windows to the front and side. Featuring an open beamed ceiling, two radiators and with a uPVC double glazed door giving side access. Staircase to first floor and panelled doors opening off to:-



BEDROOM ONE 12' 10" x 8' 1" (3.91m x 2.46m)

Enjoying a dual aspect with single glazed windows to the front and side. Radiator.

BEDROOM TWO 12' 10" x 7' 7" (3.91m x 2.31m)

Again with a dual aspect with a uPVC double glazed window to the side and single glazed window to the front. Radiator.

BATHROOM

uPVC double glazed window to the side. Remodelled with a contemporary style suite consisting of close coupled WC, pedestal wash hand basin and panelled bath with shower screen and electric shower over. Ceramic tiling to shower area, shower boarding to walls and tiled floor. Beamed ceiling, towel radiator.

FIRST FLOOR LANDING

A central landing with panelled doors opening off to:-

BEDROOM THREE 16' 0" x 13' 3" (4.87m x 4.04m) maximum measurements

Dual aspect with a 'Velux' double glazed window to the side and with two small arched windows to the front. This room features a multi-pitched ceiling and a radiator.

BEDROOM FOUR 16' 7" x 16' 6" (5.05m x 5.03m) maximum measurements, irregular shape

uPVC double glazed window to the rear. Bonnet ceiling with access to loft space, recessed storage and radiator.

BEDROOM FIVE 14' 4" x 7' 6" (4.37m x 2.28m)

'Velux' double glazed window to the side. Sloping ceiling and radiator. It should be noted that this room has restricted height in certain areas.

OUTSIDE

An access over the adjacent Chapel leads to the rear of the property where there is an enclosed garden of a generous size on two levels. There is an extensive patio and large gravelled seating area in front of a timber bar which incorporates storage. From here there is an outlook across the surrounding countryside.

BAR 15' 11" x 14' 7" (4.85m x 4.44m)

Of timber construction with a veranda and covered seating with power and light. Attached to the bar area is a:-

STORE/HOBBY ROOM 14' 5" x 9' 5" (4.39m x 2.87m)

Enjoying a dual aspect.

LOWER LEVEL GARDEN

With hard standing and hook up for camper van etc.,

WORKSHOP/STORE

Extensive timber building set on a concrete base (at present divided into two sections with one part being used as a gymnasium 19'2" x 11'0" and a former loose box 13'6" x 11'9" which is at present being used for storage).

OUTSIDE FRONT

To the front of the property there is screening from the road with pedestrian access to one side.

AGENT'S NOTE

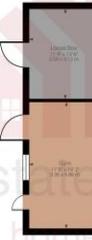
The Council Tax band for the property is band 'A'.

DIRECTIONS

From the A30 west bound, after passing the Redruth exit, take the next junction marked Portreath. Take the right hand lane and at the traffic lights turn right, take the second exit, carry straight across at the next roundabout and turn left into South Tehidy, after passing the entrance to Tehidy Country Park on the right take the second left towards Roscroghan where the School House will be identified on the left hand side by our For Sale Board.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E		49
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

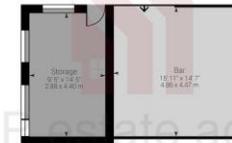
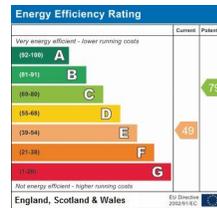


Approximate net internal area: 374.73 m² / 4018 m²
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Powered by Giraffe360

Approximate net internal area: 1312.45 ft² / 121.93 m²
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Powered by Giraffe360



Approximate net internal area: 137.05 m² (370.06 m²) / 12.73 m² (34.47 m²)
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Powered by Giraffe360



MAP's Top reasons to view this home

- Detached former Chapel school house
- Five bedrooms
- Lounge
- Kitchen/diner with wood burning stove
- Remodelled ground floor bathroom
- Oil fired central heating
- Generous gardens to rear
- Purpose built bar with patio
- Substantial gymnasium/workshop
- Chain free sale

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)

Gateway Business Park, Barncoose, Cornwall TR15 3RQ

sales@mapestategents.com
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.



SCHOOLROOM.

MAP
FOR SALE

PRIVATE PROPERTY
KEEP OUT