



**MAP estate agents**  
Putting your home on the map

**Troon,  
Camborne**

**Guide Price £225,000**  
**Freehold**





**Troon,  
Camborne**

**Guide Price £225,000  
Freehold**

## **Property Introduction**

Situated in the rural hamlet of Bolenowe, this character terraced stone fronted cottage offers pleasant countryside views.

In brief the property comprises lounge with multi-fuel burner, kitchen (re-fitted in 2022), ground floor bathroom, two bedrooms and front and rear gardens - both taking in the views of rolling countryside.

The property also boasts of uPVC double glazed windows and doors with electric radiators and features the added bonus of off-road parking.

Being offered for sale with no onward chain, your earliest appointment to view is strongly recommended.

## **Location**

The property is situated in the secluded and picturesque hamlet of Bolenowe which offers all the benefits of a rural location with its extensive network of footpaths and bridleways giving immediate access to the surrounding countryside, whilst enjoying the added advantage of village amenities are within a mile.

Town amenities are approximately three miles distant and this property can also boast a conveniently central location being ten minutes by car. From the A30 trunk road, the city of Truro is a twenty minute drive away as are the stunning beaches of both the north and south coasts.

### **ACCOMMODATION COMPRISES**

uPVC double glazed door into:-

#### **LOUNGE 19' 1" x 11' 4" (5.81m x 3.45m) maximum measurements**

uPVC double glazed window to front. Stone fireplace housing wood burner. Tiled flooring, understairs storage cupboard, stairs to first floor and electric radiator. Door to:-

#### **KITCHEN 13' 8" x 5' 11" (4.16m x 1.80m) maximum measurements**

uPVC double glazed box bay window to the rear overlooking the garden. Galley style kitchen with tiled flooring and a range of wall

and base units having adjoining roll top edge working surfaces over. Integrated electric hob with electric over under, Belfast style sink unit with mixer tap, integrated fridge/freezer, integrated dishwasher and space for washing machine. Doors to bathroom and rear garden.

## BATHROOM

Panel bath with electric shower over, pedestal wash hand basin and low level WC. Obscure single glazed window to rear elevation. Tiled flooring.

## FIRST FLOOR LANDING

uPVC double glazed window to rear. Loft access with ladder, housing electric immersion heater. Doors off to:-

## BEDROOM ONE 11' 6" x 9' 4" (3.50m x 2.84m) maximum measurements

uPVC double glazed window to front with far reaching countryside views. Wooden flooring and ceiling light. Electric radiator.

## BEDROOM TWO 9' 2" x 8' 2" (2.79m x 2.49m) maximum measurements, irregular shape

uPVC double glazed window to front with far reaching countryside views. Wooden flooring and ceiling light. Electric radiator.

## OUTSIDE FRONT

To the front, the property has been laid to gravel and allows parking for one vehicle.

## REAR GARDEN

The rear garden is accessed from the rear door and features a small patio and a path which leads to an outside store room with plumbing connected, this in turn leads to the enclosed rear garden which contains a range of mature plants and shrubs.

## WORKSHOP/STOREROOM 11' 10" x 5' 11" (3.60m x 1.80m)

Power and light connected.

## SERVICES

Mains water and mains electricity. Private drainage (septic tank) is shared with Number 3 and 4.

## AGENT'S NOTES

The Council Tax Band for this property is Band 'A'.

Prospective purchasers should be aware that as is common in older properties like this, the two neighbouring properties have a pedestrian right of way across the patio to the rear and on along to the end of the terrace for emergency purposes.

## DIRECTIONS

From Camborne, head up the hill past the Railway Station to your right. Continue up the hill for approximately one and a half miles, pass through Beacon, continue through Troon and turn left at the square. Keeping to the left, follow the road for approximately one mile until you reach Bolenowe. Number 2 Bolenowe Terrace will be identified on your right-hand side as you exit the Hamlet. If using What3words: spam.recorders.exactly

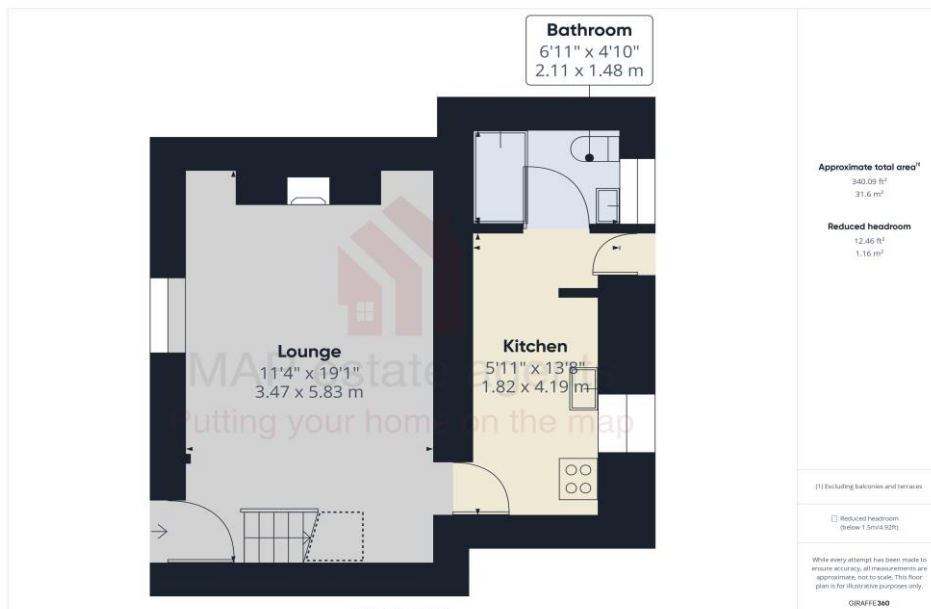


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	40	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Two-bedroom terraced cottage
- Panoramic countryside views
- Lounge with wood burner
- Newly fitted kitchen (2022)
- Downstairs bathroom
- Off-road parking
- Rural location
- Generous size rear garden with workshop
- Double glazed windows
- Chain free sale



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

Gateway Business Park, Barncoose  
Cornwall TR15 3RQ

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

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)

**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.