



MAP estate agents
Putting your home on the map

The Cam, Black Rock, Camborne

The Carn, Black Rock, Praze

Praze an Beeble 2.5 miles | Camborne 4 miles | Helston 7 miles | Gwithian (north coast) 9 miles | Falmouth (south coast) 15 miles | Truro 16 miles | Newquay Airport 31 miles | Plymouth 67 miles | Exeter M5 100 miles (Distances are approximate)

Nestling within the rural settlement of Black Rock, this superb Cornish cottage sits within grounds of just over 2.5 acres and offers a high level of seclusion with far reaching rural views.

Updated and extended by our vendors, this character property offers four double size bedrooms with two benefiting from en-suites.

Hallway | Sitting room | Sun room | Dining room | Kitchen | Utility | Study/Bedroom four | Three first floor bedrooms enjoying rural views and two with en-suite shower rooms | Family bathroom | Garage and workshop | Generous gardens and parking

£590,000 Freehold



Property Introduction

South facing, there is a sun room to the front, a lounge with wood burning stove, separate dining room and a well appointed galley style kitchen.

The office, which is on the ground floor, would be suitable as a fourth bedroom if needed and in addition to the first floor bathroom there is a cloakroom on the ground floor.

Fully double glazed, heating and hot water is provided by a modern LPG gas fired condensing boiler with energy efficient controls.

Approached via its own private drive, the grounds are a combination of formal gardens with a range of mixed fruits, a wildlife garden and a mixed wood with predominantly species local to the area.

Adjacent to the cottage there is a substantial double garage combined with a workshop which has been built with a double skin and may be suitable for conversion to a dwelling, subject to any necessary consents.

In summary, if you are looking for a rural character property, Carne Poldrouse warrants a closer inspection to fully appreciate the quality and surrounding environment and viewing our interactive virtual tour is strongly recommended prior to visiting the property.

Location

Black Rock is a settlement some four miles from the major town of Camborne and is largely a mix of secluded houses and farms. The village of Praze will be found within two and a half miles and offers a range of local facilities with Praze including a doctor's surgery, Primary School, village shop and Public House. Set in the heart

of the countryside you are within an easy commute of the major towns of Falmouth, St Ives, Penzance, Helston and Truro.

The towns of Redruth and Camborne are a short car ride away and here there are a range of local and national shopping outlets, schooling for all ages and a mainline Railway Station which connects with London Paddington and the north of England.

ACCOMMODATION COMPRISES

uPVC double glazed door with leaded panel and side screen opening to:-

HALLWAY

uPVC double glazed window to side. L-shaped with stairs to the first floor incorporating storage cupboard beneath, exposed stone walling to two walls and inset spotlighting. Walk-in storage cupboard with uPVC double glazed window to the rear, inset spotlighting and radiator.

CLOAKROOM/WC

uPVC double glazed window to the side. Close coupled WC, vanity wash hand basin and radiator.

STUDY/BEDROOM FOUR 9' 0" x 8' 10" (2.74m x 2.69m)

uPVC double glazed window to the rear. Radiator.

SITTING ROOM 19' 3" x 11' 6" (5.86m x 3.50m)

Two uPVC double glazed windows to the front opening onto the sun lounge. Focusing on a floor to ceiling painted stone fire surround housing a recessed multi-fuel stove set on a stone hearth. Five wall lights, radiator and stable door opening to:-

SUN ROOM 28' 3" x 7' 8" (8.60m x 2.34m)

uPVC double glazed on three sides with dwarf walling and featuring exposed stone to the rear. uPVC double glazed French doors open onto the garden, radiator and second door through to:-

DINING ROOM 14' 1" x 10' 10" (4.29m x 3.30m)

uPVC double glazed window to the front and side. Radiator.

KITCHEN 17' 7" x 7' 11" (5.36m x 2.41m)

uPVC double glazed window to rear and uPVC double glazed door to side. Remodelled with a range of eye level and base gloss white



units having adjoining roll top edge working surfaces with upstands and featuring an inset colour coordinated one and a half bowl sink unit with mixer tap. 'Neff' four ring gas hob with 'AEG' stainless steel hood over, built-in 'Zanussi' eye level oven and tiled floor. Vertical radiator and glazed doors opening to dining room.

UTILITY 9' 1" x 6' 10" (2.77m x 2.08m)

uPVC double glazed door and window to side. Fitted with a range of eye level and base units having a range of eye level and base units having adjoining roll top edge working surfaces and incorporating an inset one and half bowl stainless steel sink unit with mixer tap. Space and plumbing for an automatic washing machine, ceramic tiled splashbacks and radiator. Wall mounted LPG gas boiler.

FIRST FLOOR LANDING

A central landing with a two-door large airing cupboard containing a copper cylinder with immersion heater. From the landing there are panelled doors opening off to:-

PRINCIPAL BEDROOM ONE 14' 1" x 10' 4" (4.29m x 3.15m) plus recess

uPVC double glazed window to the front with far reaching rural views. Door to:-

EN-SUITE

uPVC double glazed window to the front. Fitted with a close coupled WC, vanity wash hand basin and over size shower enclosure with shower panelling and a plumbed shower. Two towel radiators and door to:-

WALK-IN STORAGE 9' 3" x 3' 2" (2.82m x 0.96m) plus door recess

uPVC double glazed window to the rear and radiator.

BEDROOM TWO 13' 11" x 13' 7" (4.24m x 4.14m)

uPVC double glazed window to the front enjoying far reaching rural views.

BATHROOM

uPVC double glazed window to the side. Close coupled WC, pedestal wash hand basin and panelled bath with mixer tap. Extensive ceramic tiling to walls, towel radiator and recessed storage.

BEDROOM THREE 16' 1" x 9' 2" (4.90m x 2.79m)

Enjoying a dual aspect with uPVC double glazed windows to the rear and side enjoying a rural outlook. Radiator and access to loft space. Door to:-

EN-SUITE SHOWER ROOM

uPVC double glazed window to the side. Fitted with a close coupled WC, wall mounted wash hand basin and shower enclosure with plumbed shower. Shower panelling and towel radiator.

OUTSIDE FRONT

There are extensive formal gardens to the front of the property which incorporates fruit shrubs of various types. There is a generous timber storage shed and the garden must be considered a major feature of the property.

GARAGE 20' 7" x 15' 3" (6.27m x 4.64m)

Set to one side at the front of the property there is a purpose built double garage of generous proportions and a workshop to the rear. The garage has power and light connected and there are two automatic up and over doors together with a double courtesy door to the side.

WORKSHOP 20' 7" x 8' 8" (6.27m x 2.64m)

The workshop has uPVC double glazed windows to the rear, power and light connected and two double doors to the side. As previously mentioned the construction is of a double skin and may form the basis of a residential conversion, subject to the usual planning consents.

REAR GARDEN

To the rear of the cottage there are further areas of garden to include a wildlife garden which is a haven for birds and the owners have planted a mixed woodland which has a wide variety of trees native to the area. In summary, the gardens screen the property from view and combine to create a diverse micro environment.

AGENT'S NOTE

Please be advised the Council Tax band for the property is band 'D'.

SERVICES

The property has mains electricity, water is supplied via borehole which is certificated and there is a private septic tank. Superfast broadband.

DIRECTIONS

From Camborne Police Station take the B3300 heading towards Helston, continue along the road and upon entering the village of Praze an Beeble and at a staggered crossroads take the turning left and follow along this road passing Cargenwyn Reservoir on the right hand side and at a staggered crossroads at Black Rock take the first turning right following the road down the hill turning sharp right and then a little further along a slate name plate on the right hand side shows Carne Poldrouse. If using What3words:- proper.feels.nightlife





MAP's

Top reasons to view this home

- South facing detached character cottage
- 2.6 acres of land in a rural location
- 3/4 bedrooms (two with en-suites)
- Separate lounge and dining room
- Sun room
- Fully double glazed with LPG gas central heating
- Large double garage with workshop
- Extensive formal and wildlife gardens
- Recently planted area of mixed trees

Ground Floor Building 1

Floor 1 Building 1

Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
Energy efficiency class (letter)	A	B
Energy efficiency class (number)	68	78
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Approximate total area^m

1996.24 ft²
185.46 m²

Reduced headroom

16.93 ft²
1.57 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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01736 322400 (Penzance & surrounds)

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