



MAP estate agents
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Merry Meeting, Roseworthy, Camborne

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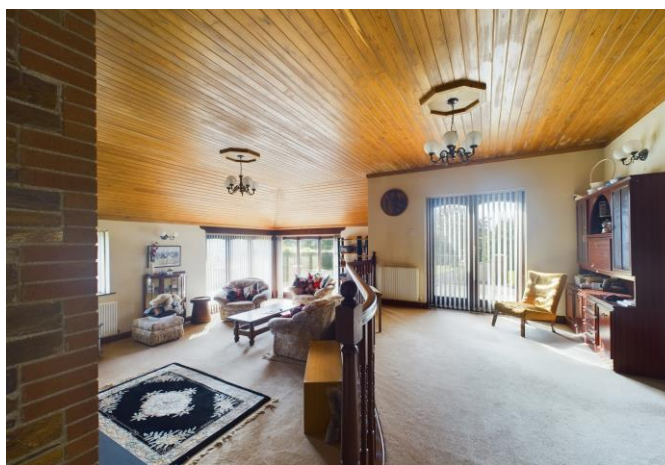
Camborne 2 miles | Hayle (north coast) 4 miles | Penzance 12 miles | Truro 17 miles | Falmouth (south coast) 19 miles | Newquay Airport 30 miles | Plymouth 65 miles | Exeter M5 99 miles (Distances are approximate)

Nestling on the slope of the valley and enjoying a southerly rural outlook, this individually sited detached dormer bungalow offers generously proportioned four/five bedroom family size accommodation.

Hallway | Split level lounge | Dining area | Kitchen/living room | Drying room/store | Utility room | Study/bedroom five | Three ground floor bedrooms, one with en-suite bathroom and first floor fourth bedroom | Family bathroom | Gardens | Detached garage and driveway parking | Paddock | Occupying a plot of just over 1.75 acres

£890,000

Freehold



Property Introduction

The property is being offered for sale for the first time since being built for our vendors in 1996 and planning consent has been granted for the erection of a detached two bedroom bungalow adjacent to the bungalow.

Offering a high level of privacy, the split level lounge features a dual aspect with direct access onto an extensive sun terrace, the well appointed kitchen/living room features an island unit and there is a dining area and a home office which could well be used as a fifth bedroom.

One will find four double size bedrooms with the principal featuring an en-suite and the bungalow is warmed by a gas fired system and benefits from double glazing throughout.

To the outside there are well tended gardens that surround the property and a particular feature is the sun terrace on two sides, the paddock slopes down to Roseworthy Hill and there are uninterrupted rural views across the valley.

As previously mentioned plans have been approved to build a detached two bedroom bungalow located to the side of the property, this would require the demolition of the detached garage.

In summary, a substantial and versatile family home in a rural location with potential to create further accommodation suitable for an extended family.

Viewing our interactive virtual tour and drone footage is strongly recommended prior to a closer inspection.

Location

Roseworthy is a hamlet some two miles west of the major town of Camborne, it is convenient for Hayle on the north coast which is famed for its miles of golden sandy beaches and access to the A30 is approximately one mile away.

Camborne offers an eclectic mix of local and national shopping outlets, there is schooling for all ages and a mainline Railway Station with direct links to London Paddington and the north of the country.

Truro, Cornwall's cultural and commercial centre, is a short commute as it Falmouth on the south coast which is home to Cornwall's university campus.

Penzance, the most westerly major town in the county, is twelve miles distant and here there is a boat and air service link to the magical Isles of Scilly.

ACCOMMODATION COMPRISES

Storm porch with leaded door and side panels opening to:-

HALLWAY 20' 5" x 8' 5" (6.22m x 2.56m) maximum measurements

A central hallway with recessed turning staircase to the first floor and radiator. Panelled doors opening off to:-

LOUNGE (split level) 19' 7" x 17' 4" (5.96m x 5.28m) maximum measurements

PLUS 16' 3" x 10' 11" (4.95m x 3.32m) maximum measurements
Enjoying a dual aspect with double glazed doors and windows to the front and side. Focusing on a floor to ceiling local stone fireplace



housing a gas focal point fire. This room enjoys a split level with a part vaulted ceiling and there are three radiators. Door to:-

DINING AREA 11' 4" x 9' 6" (3.45m x 2.89m)

Double glazed window to the side. Laminate flooring and radiator.

WALK-IN DRYING ROOM/STORE 6' 3" x 5' 7" (1.90m x 1.70m)

Part tiled floor, radiator and extensive hanging and storage.

HOME OFFICE/BEDROOM FIVE 9' 7" x 8' 9" (2.92m x 2.66m)

Double glazed window to the side. Fitted storage with working surface and laminate floor. Radiator.

WC

Double glazed window to side. Close coupled WC and wall mounted wash hand basin. Tiled floor.

KITCHEN/FAMILY ROOM 21' 4" x 19' 1" (6.50m x 5.81m) L-shaped, maximum measurements

Double glazed windows on two sides. Remodelled with a range of eye level and base units having adjoining square edge working surfaces and incorporating an inset one and a half bowl colour coordinated sink unit with mixer tap. Island unit with wood working surface and featuring a 'Stoves' double oven. Integrated 'Bosch' dishwasher, integrated freezer and integrated fridge. Airing cupboard and two radiators. Door to side.

UTILITY ROOM 7' 7" x 5' 6" (2.31m x 1.68m)

Door to the rear. 'Worcester' wall mounted gas boiler and space and plumbing for an automatic washing machine. Storage space. Returning to hallway, doors off to:-

BEDROOM ONE 13' 2" x 10' 7" (4.01m x 3.22m)

Double glazed window to the rear enjoying an outlook across fields. Two double door mirror fronted wardrobe with dressing area between and radiator.

BATHROOM

Double glazed window to the rear. Fitted with a close coupled WC, pedestal wash hand basin, panelled bath and tiled shower enclosure with plumbed shower. Extensive ceramic tiling to walls and radiator.

BEDROOM TWO 12' 5" x 11' 11" (3.78m x 3.63m)

Double glazed window to the rear again enjoying an outlook across fields. Recessed storage to one wall and radiator.

PRINCIPAL BEDROOM THREE 10' 11" x 9' 5" (3.32m x 2.87m)

Double glazed window. Two sliding door wardrobe units, radiator and door to:-

EN-SUITE BATHROOM

Double glazed window. Panelled bath with plumbed shower over, close coupled WC and pedestal wash hand basin. Extensive ceramic tiling to walls and radiator.

FIRST FLOOR

BEDROOM FOUR 19' 11" x 14' 11" (6.07m x 4.54m) maximum measurements, restricted headroom to two sides

Two double glazed 'Velux' skylights, access to eaves storage.

OUTSIDE

The bungalow is accessed via a no through road and double gates open onto a driveway giving parking and turning. The overall plot is just over 1.75 acres. The majority of the gardens lie to the side of the property and overlook the paddock. To two sides of the bungalow there is an extensive paved sun terrace which enjoys a superb outlook across the valley and is ideal for outside entertaining. Set to one side is an enclosed lawned garden with planted beds and hedging and this leads to a further raised lawned garden with a bank of solar panels which are owned by the property. Set to one side is a:-

DETACHED DOUBLE GARAGE 19' 0" x 17' 0" (5.79m x 5.18m)

This would need to be demolished if the planning permission for the detached two bedroom bungalow was exercised.

PADDOCK

The paddock slopes down to Roseworthy Hill and is laid to grass.

AGENT'S NOTE

Please be advised that the Council Tax band for the property is band 'E'. The planning consent for the detached two bedroom bungalow proposed to be built adjacent to the property is reference PA23/05469.





MAP's

Top reasons to view this home

- Individually sited detached dormer bungalow
- Southerly aspect with a rural outlook
- Four bedrooms, principal en-suite
- Large split level lounge with dual aspect
- Generous kitchen/living room
- Dining area
- Home office/bedroom five
- Paddock to front
- Planning consent for detached bungalow
- Superb location with easy access to A30

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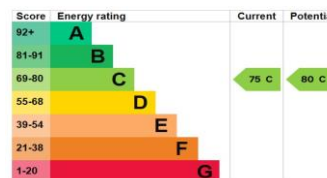
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

2175.45 ft²
202.11 m²

Reduced headroom

3.95 ft²
0.37 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

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

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