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**Praze an Beeble,
Camborne**

**£315,000
Freehold**





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Property Introduction

Located within the centre of the village, this double fronted granite dressed cottage offers versatile family style living. From opening the front door the character and charm of this home is clear to see, the cosy lounge has a beamed ceiling, there is a separate dining room which also features a beamed ceiling and the remodelled kitchen gives access to a conservatory to the rear. There is a bathroom and WC on the ground floor and a spiral staircase leads to the first floor where there is a generous second lounge and from here access is given to three bedrooms and a shower room/WC. Using the dining room as a fourth bedroom will increase the versatility of this property and give additional space for those looking after a dependent relative or even working from home. Fully double glazed, there is a mains gas central heating system. The rear garden is a haven for keen gardeners being some three hundred feet in length, it is well stocked with mature shrubs, interspersed with lawns and has productive apple trees. There is a wildlife pond and garden and the rear of the garden borders farmland. Viewing our interactive virtual tour is strongly recommended to fully appreciate this property prior to arranging a closer inspection.

Location

The village of Praze an Beeble is some three miles south of the major town of Camborne, the village benefits from an attractive and welcoming local community and has an historic public house, doctors surgery, village store and Post Office together with a village school. The nearby historic mining town of Camborne offers a mix of local and national shopping, there are major banks, a mainline railway link to London Paddington and the north of England together with schooling for older children and there is direct access onto the A30 trunk road.

Hayle on the north coast which is famed for its miles of golden sandy beaches and Truro, the administrative and shopping centre of Cornwall together with Falmouth on the south coast which is Cornwall's university town, are all within an easy commute.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

ENTRANCE VESTIBULE

Glazed door opening to:-

LOUNGE 16' 2" x 11' 9" (4.92m x 3.58m) maximum measurements

uPVC double glazed window to the front incorporating stone relief to either side. Floor to ceiling stone to one wall incorporating a display niche and a gas fire with wood surround. Open beamed ceiling, spiral staircase to the first floor and radiator. Doors off to:-

DINING ROOM 12' 0" x 8' 9" (3.65m x 2.66m) plus recesses

uPVC double glazed window to the front. Two alcove storage areas, open beamed ceiling and radiator.

INNER HALL

Beamed ceiling and doors opening off to:-

WC

Close coupled WC and wall mounted wash hand basin.

BATHROOM

uPVC double glazed window to rear. Close coupled WC, pedestal wash hand basin and central bath with 'Triton' electric shower over. Inset spotlighting and radiator.

WALK-IN STORE 6' 9" x 5' 11" (2.06m x 1.80m)

Power and light and having extensive storage and shelving.

KITCHEN/BREAKFAST ROOM 14' 4" x 8' 8" (4.37m x 2.64m)

uPVC double glazed window to the rear conservatory and glazed door opening to the conservatory. Recently refitted with a range of eye level and base Shaker style units having adjoining roll top edge working surfaces incorporating an inset stainless steel single drainer sink unit. Built-in stainless steel oven with four ring gas hob over, cooker hood and space and plumbing for an automatic washing machine and dishwasher. Space for tumble dryer. Extensive ceramic tiled splashbacks, ceramic tiled floor and inset spotlighting. Under unit lighting, radiator and breakfast bar.

CONSERVATORY 15' 5" x 7' 11" (4.70m x 2.41m)

uPVC double glazed full height windows on two sides and with uPVC double glazed French door opening onto the rear garden. Ceramic tiled floor and two wall lights.

FIRST FLOOR LANDING

Cupboard housing 'Worcester' combination gas boiler.

SECOND LOUNGE 15' 3" x 12' 4" (4.64m x 3.76m)

PLUS 11' 9" x 6' 4" (3.58m x 1.93m) maximum measurements

uPVC double glazed window to the front. Featuring a floor to ceiling stone fireplace with tiled hearth, open beamed ceiling, exposed stone to walls and exposed wood flooring. Doors off to:-

BEDROOM ONE 11' 10" x 10' 3" (3.60m x 3.12m) maximum measurements

uPVC double glazed window to the front with exposed stone to either side, beamed ceiling, exposed wood flooring and radiator.

BEDROOM TWO 16' 10" x 8' 0" (5.13m x 2.44m) maximum measurements

uPVC double glazed window to the rear enjoying a rural outlook. Two radiators.

BEDROOM THREE 10' 2" x 8' 7" (3.10m x 2.61m) plus recess

uPVC double glazed window to the rear again enjoying a rural outlook. Radiator.

SHOWER ROOM

uPVC double glazed window to the rear. Comprising close coupled WC, vanity wash hand basin with mixer tap and oversize shower enclosure with power shower. Full ceramic tiling to walls, ceramic tiled floor and spotlighting.

OUTSIDE

To the rear there is an enclosed private garden which is some three hundred feet in length and borders farmland to the rear. Immediately to the rear of the conservatory there is a lawned garden with mature shrubs, together with access to a second part of the garden which is largely lawned and includes a mature apple tree, timber storage shed, hedging and a wildlife pond. The third section of the garden includes another apple tree, further shrubs, trees and a wildlife garden.

AGENT'S NOTE

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Character terraced cottage
- Central village location
- Three/four bedrooms
- Two lounges and dining room
- Ground floor bathroom
- First floor shower room
- uPVC double glazing
- Gas central heating
- Private three hundred feet garden to rear
- Versatile family size property



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