



MAP estate agents
Putting your home on the map

'Newton Moor, Troon

Newton Moor, Troon, Camborne

Beacon 0.5 miles | Camborne 1.5 miles | Redruth 4 miles |
Portreath (north coast) 5 miles | Falmouth (south coast) 13
miles | Truro 15 miles | Newquay Airport 29 miles | Exeter
(M5) 97 miles (Distances are approximate)

A fantastic opportunity to purchase a small holding in a wonderful setting, incorporating a detached bungalow with an annexe with ten and a half acres bordered by a stream, barns, stables and pond.

Kitchen/diner | Utility room | Lounge | Conservatory | Hallway
| Two bedrooms, one with en-suite | Annexe – Lounge | Two
bedrooms | Kitchen | Two garages and off-road parking |
Static Caravan | Two barns | Three Stables | Tack room |
Workshop | Fields | Gardens | 10.5 acres

Guide Price £700,000
Freehold



Property Introduction

A fantastic opportunity to purchase a smallholding in a wonderful setting, incorporating a detached bungalow with an annexe with ten and a half acres bordered by a stream, barns, stables and pond.

Little Haven is an established small holding located between the villages of Brea and Troon. The plot boasts in excess of ten acres directly behind a detached bungalow.

In brief, the bungalow comprises entrance hall, kitchen/breakfast room, lounge, conservatory, two bedrooms and bathroom. Adjacent to the bungalow is a two-bedroom annexe with a lounge, bathroom and kitchen. Outside there is an enclosed garden with a number of storage sheds with gated access to a yard. Here you will find two barns, several stables, a workshop and a tack room. From the yard is access to the land which is currently used for grazing and bordered by a stream. Ample outside parking is available for horse boxes and trailers.

We would strongly recommend viewing the virtual tour of this property prior to arranging a physical inspection.

Location

The nearest village, Beacon, has a late night convenience store, Public House, hairdressers

and in the neighbouring village of Troon is schooling for younger children. Camborne, the nearest major town is within one and a half miles and here there is a mix of national and local shopping outlets, banks, Post Office, Secondary schooling and a mainline Railway Station with direct links to London and the north of England. The A30 trunk road runs to the north of the town. Within easy commuting, one will find the university town of Falmouth on the south coast and the administrative and cultural centre of Cornwall, Truro is within a similar distance. The north coast at Portreath is only five miles away.

ACCOMMODATION COMPRISES

Double glazed entrance door opening to:-

KITCHEN/DINER 19' 8" x 18' 5" (5.99m x 5.61m)

Double glazed window to front elevation. Range of wall and base units with drawers with work surfaces over incorporating a stainless steel sink with mixer taps and tiled surround. Space for range cooker with electric hob over, space for dishwasher and fridge/freezer. Door to:-

UTILITY ROOM 8' 7" x 8' 2" (2.61m x 2.49m)

uPVC window to side elevation. Range of built-in wall and base units. Space for washing machine and tumble dryer and oil boiler.

LOUNGE 16' 8" x 16' 4" (5.08m x 4.97m)

Double glazed window to rear elevation. Two radiators. Carpeted. Sliding double glazed door leading to:-

CONSERVATORY 11' 3" x 8' 4" (3.43m x 2.54m)

Double glazed windows to three sides enjoying excellent rural views. Radiator. Internal double glazed sliding door providing two separate areas within the conservatory and uPVC door to outside.

HALLWAY

Loft access hatch. Radiator. Doors off to:-



BEDROOM ONE 12' 7" x 10' 2" (3.83m x 3.10m)

Double glazed window to rear elevation with views to the fields. Radiator. Carpeted flooring. Door to:-

EN-SUITE SHOWER ROOM

uPVC window. Corner shower cubicle, vanity wash hand basin and WC. Laminate flooring.

BEDROOM TWO 11' 10" x 8' 10" (3.60m x 2.69m)

Double glazed window to the side elevation. Radiator.

BATHROOM

Panelled bath with shower over, WC and vanity wash hand basin. Tile effect walls. Radiator. Electric towel rail. Laminate flooring and extractor fan.

ANNEXE

Accessed from the main house or from the annexe kitchen door. This spacious two-bedroom annexe offers a degree of independent living to give the feel of the occupier's own space with family close by. Comprising:-

ANNEXE LOUNGE 17' 10" x 13' 4" (5.43m x 4.06m) L-shaped, maximum measurements

Three uPVC double glazed window facing the fields. Sliding double glazed door leading to a patio to garden. Carpeted flooring. Radiator.

ANNEXE BEDROOM ONE 13' 5" x 11' 7" (4.09m x 3.53m) maximum measurements

uPVC double glazed window to front elevation. Carpeted flooring. Radiator.

ANNEXE BEDROOM TWO 11' 10" x 9' 9" (3.60m x 2.97m)

uPVC double glazed window facing the fields. Carpeted flooring. Radiator.

ANNEXE BATHROOM

uPVC double glazed window. Fitted with a three-piece suite comprising panelled bath with shower over, low level WC and pedestal wash-hand basin. Radiator. Built-in shelved storage cupboard.

ANNEXE KITCHEN 11' 10" x 8' 0" (3.60m x 2.44m)

Fitted with a range of modern units with work tops over incorporating a stainless-steel single drainer sink unit. Space for washing machine and fridge/freezer. Double glazed door to side elevation opening to outside.

OUTSIDE

To one side of the annexe is a gated driveway providing off-road parking for up to three cars.

GARAGE ONE 17'6" x 8'8" (5.33m x 2.64m)

Up and over. Three double glazed windows. Oil fired boiler for the annexe

STATIC CARAVAN

To be included in the selling price and situated adjacent to the garage. The caravan is a one bedroom with bathroom, living room and kitchen.

WORKSHOP 19' 0" x 12' 11" (5.79m x 3.93m)**STABLE ONE 13' 7" x 10' 10" (4.14m x 3.30m)****STABLE TWO 9' 9" x 9' 1" (2.97m x 2.77m)****STABLE THREE 9' 8" x 9' 4" (2.94m x 2.84m)****TACK ROOM 13' 3" x 7' 3" (4.04m x 2.21m)**

Power, light and water.

GARAGE TWO 14' 8" x 13' 8" (4.47m x 4.16m) GARAGE THREE 34'5" x 30'7" 10.48m x 9.31m**TWO BARNs - not measured. FIELDS**

From the yard are three separate accesses into the grazing field which is currently split into three separate areas divided by electric fencing. The rear of the land is bordered by a pond and a stream.

AGENT'S NOTE

The Council Tax band for the bungalow is 'D'. The Council Tax band for the annexe is band 'C'.

DIRECTIONS

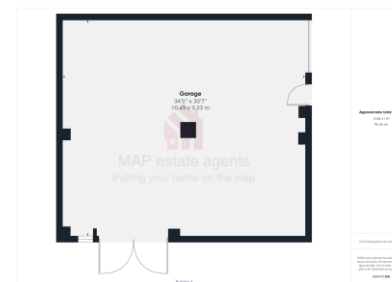
From Camborne Railway Station proceed up Trevu Road heading towards the villages of Beacon and Troon. After passing the Troon Cemetery take the turning on your left continue straight ahead and the property will be identified by our For Sale board on your right-hand side. Using What3words: croutons. crinkled. careful





MAP's Top reasons to view this home

- Small holding in a wonderful countryside setting
- Detached two bedroom bungalow with an annexe
- Generous size kitchen/diner
- Dual aspect lounge with views towards fields
- Conservatory
- Oil central heating
- Range of barns, stabling, garaging and outbuildings
- A one bedroom static caravan
- Paddocks and duck pond
- Total plot size 10.53 acres



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)
01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)
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