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Brea Village



## Brea Village

A wonderful opportunity to purchase a truly unique property. Ideally positioned at the end of a private lane, Wheal Cottage is a beautifully presented bungalow with three double bedrooms and two bathrooms, plus a stunning array of attractive features and benefits for the discerning buyer.

Three double bedrooms | Two bathrooms | Living Room | Kitchen/diner | Conservatory/Second reception room | Garage | Fitness room | Garden office | Large workshop | Freezer room | Wood shed | Summerhouse | Entertaining/bbq patio | Sun patio | Two greenhouses | Garden shed | Gardens (the total plot size of approximately one third of an acre) | Parking

Camborne town centre 1.5 miles | Godrevy (north coast) 6.5 miles | Hayle 9 miles | Truro 14 miles | Falmouth (south coast) 14.5 miles | Newquay Airport 23.5 miles | Plymouth 74 miles | Exeter M5 97 miles (Distances are approximate)

**£475,000 Freehold**





## Property Introduction

The property offers a totally tranquil setting and a spectacular private garden of a 1/3<sup>rd</sup> of an acre, with mature trees, shrubs and hedges, enjoying beautiful countryside views - plus numerous other features, including a garden office, a summer house, a pond and a magical Piskie trail.

The top of the property boasts a garage, fitness room, utility room, large workshop/man cave and a woodshed - and the bottom of the garden provides a second entrance, with feature double gate access, more outbuildings and hard parking for numerous cars.

There is also a BBQ/entertaining patio at the top of the garden and a south-facing sun patio halfway down the garden.

Wheal Cottage is double glazed throughout and has gas central heating. A new Worcester boiler was installed in 2022 and all living rooms have fitted carpets.

This unique property must be viewed to be appreciated.

An early viewing is strongly advised.

## Location

Brea Village is a quiet and rural village location, completely off the tourist track, but close to the wonderful North Cornish beaches and the South West Coastal Path. The north coast at Portreath is 2.5 miles distant, the sandy beach of Godrevy is 6.5 miles distant and the popular harbour town of St Ives is just over 14 miles away. Newquay Airport is just over 23 miles away by car.

Outdoor pursuits are catered for, with mine trails close by, together with the Great Flat Lode, and Tehidy County Park with its 250 acres of protected woodland. Legendary Cornish surfing beaches, are all within easy reach.

Major retail outlets are only a short car ride away, as is Camborne Railway Station, providing direct links to London Paddington, Bristol and the North.

### ACCOMMODATION COMPRISES

A stable-style door opens into:-

#### ENTRANCE PORCH 7' 2" x 6' 6" (2.18m x 1.98m)

A dual aspect space, perfect for hanging coats and storing boots and brollies. Tile flooring.

#### KITCHEN/BREAKFAST ROOM 18' 3" x 8' 5" (5.56m x 2.56m) plus recess

Tile flooring. uPVC window facing the garden. Recessed spot down lights. Neutral coloured units and wall tiles balance with oak-wood surfaces to reflect natural light and the fixed seating area is perfect as a breakfast area. Integrated fittings and appliances include two sink units, an extractor fan with an electric hob and oven underneath. Spaces are allowed for a dishwasher, fridge/freezer, washing machine and a tumble dryer.



### LIVING ROOM 17' 4" x 10' 1" (5.28m x 3.07m) plus recess

A most inviting warm and natural primary room, where the exterior green outlook and wood burner combine well to give a lovely cosy ambiance. uPVC double-glazed sliding doors lead to a patio facing the garden.

### SECOND RECEPTION ROOM/CONSERVATORY 17' 7" x 10' 6" (5.36m x 3.20m) maximum measurements

A mixed-use room ideal for entertaining guests and relaxing, with a wood burner that sits between the dining area and conservatory. Current owners use this as a second living room.

### BEDROOM ONE 12' 0" x 10' 0" (3.65m x 3.05m) maximum measurements

A double-sized room with fitted wardrobes. Upvc window facing the side elevation. Two central heating radiators.

### BEDROOM TWO 12' 10" x 9' 8" (3.91m x 2.94m)

A double-sized room with walk-in storage and fitted wardrobes. Currently our client is using this room as a dressing room. Upvc window to front and recessed spot down lights. Radiator.

### BEDROOM THREE 11' 3" x 9' 0" (3.43m x 2.74m) maximum measurements, plus recess

A double-sized room with a recessed wardrobe that enjoys wonderful afternoon sun. Double aspect Upvc windows facing the garden. Radiator.

### BATHROOM

The modern four-piece suite is surrounded by wall and floor tiles, a heated towel rail and a vanity mirror. Comprising WC, wash hand basin set within a vanity unit. Panel bath with shower over. Upvc window to side elevation.

### SHOWER ROOM

A three-piece suite surrounded by wall and floor tiles. Shower cubicle with an overhead shower head, a recessed hand-wash basin with storage underneath and a WC with a low-level cistern.

### OUTSIDE

Set upon an elevated position with a scenic outlook over the village, Wheal Cottage nestles in 1/3rd of an acre of gently sloping grounds that are predominantly laid to lawn with a winding pathway, patio terraces, a rockery and pond. For those who enjoy their outside space, there are a number of block-built outbuildings, workshops, timber storage sheds and two glass greenhouses incorporated within the grounds. The garden also boasts a fitness room, a summer house and a fully-connected office. There are two access points to the property, providing separate vehicle and pedestrian entrances and parking. The main entrance is at the end of a private lane at Breaside and gives front access to the bungalow. The second entrance is just off Chapel Hill with feature double gates that open onto a hard-standing parking area for numerous cars. From here a pathway ascends toward the bungalow.

### AGENT'S NOTE

The Council Tax Band for the property is band 'C'. A Mining Risk Assessment was carried out by Datson Consulting on 3rd January 2024 and has concluded that the property is suitable for mortgage and lending purposes.

### DIRECTIONS

From Camborne, proceed towards Redruth past the Tesco supermarket. Upon passing the Tesco roundabout, turn first right. Follow this road into the village of Brea. Upon entering the village under the bridge, turn immediately right in the "V" in the road, proceed onwards until you reach a turning on your right, almost opposite the Chapel. Turn in, and up the lane about 60 yards on the left-hand side is Breaside. The property is located at the end of the lane. Using What3Words: ordering.hazel.breached



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



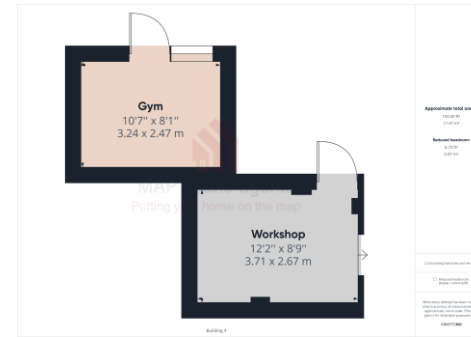


Approximate total area<sup>1</sup>  
1112.05 ft<sup>2</sup>  
103.31 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE 360



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- Bungalow with garage and parking for several cars
- Elevated position with a scenic outlook over the village
- Around one third of an acre of landscaped gardens (Plot size 0.34 acres)
- Naturally light and spacious rooms include three living areas
- Gas central heating and two wood burners
- Part-vaulted conservatory ceiling
- Secluded green outlook
- Number of block-built outbuildings, fitness room, workshop
- Tucked away at the end of a private lane
- Viewing highly recommend



MAP's

Top reasons to view this home



