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**Barripper,  
Camborne**

**£295,000  
Freehold**





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Camborne**

**£295,000**

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## **Property Introduction**

Situated within the popular village of Barrigger, this family sized cottage has been lovingly updated and improved by our vendor to create a warm and inviting home.

The front door opens to a lounge with wood burning stove, there is a dining room with a floor to ceiling granite lintel fireplace and the fitted kitchen has a vaulted beamed ceiling and benefits from units on three sides. The first floor features two double size bedrooms and a remodelled bathroom, stairs from the landing lead to the principal bedroom in the converted attic which has three 'Velux' skylights and an ensuite WC. The cottage is double glazed and warmed by an LPG gas boiler supplying radiators.

To the outside there is parking to the front for two cars and the rear garden is enclosed, secure for younger children and pets and mainly lawned with a generous timber storage shed.

Sure to attract interest, viewing our interactive virtual tour prior to arranging a viewing is strongly recommended.

## **Location**

Barrigger is a popular location some two miles from the centre of Camborne and it benefits from a range of nearby country walks. Camborne offers an eclectic mix of both local and national shopping outlets, there are major banks and a mainline Railway Station which connects to London Paddington and the north of England.

The A30 can be accessed within half a mile of Camborne and within twelve miles is the county town of Truro, the shopping centre for Cornwall. The university town of Falmouth on the south coast is within fourteen miles and the north coast at Portreath can be found within six miles.

### **ACCOMMODATION COMPRISES**

uPVC double glazed door opening to:-

#### **LOUNGE 16' 2" x 10' 10" (4.92m x 3.30m)**

uPVC double glazed window to the front. Focusing on a semi-recessed wood burning stove set on a granite hearth. Three wall lights and radiator.

#### **INNER VESTIBULE**

Stairs to first floor and door to:-

#### **DINING ROOM 13' 6" x 10' 10" (4.11m x 3.30m) maximum measurements into recess**

Window to rear porch. Focusing on a floor to ceiling granite lintel

fireplace (non-functional), under stairs storage cupboard and radiator. Two alcove cupboards. Door to:-

### KITCHEN 10' 3" x 7' 1" (3.12m x 2.16m)

uPVC double glazed window to side. Featuring an exposed beamed vaulted ceiling with inset spotlighting and fitted with a range of eye level and base units having adjoining square edge working surfaces arranged on three sides and featuring a stainless steel one and a half bowl sink unit with mixer tap. Built-in stainless steel double oven, inset ceramic hob and stainless steel splashback and cooker hood. Slate flag effect tiled flooring and door to rear porch.

### REAR PORCH 7' 9" x 4' 7" (2.36m x 1.40m)

uPVC double glazed door and window to rear. Wall mounted LPG gas combination boiler and space and plumbing for an automatic washing machine.

### FIRST FLOOR LANDING

Coloured glass uPVC double glazed window to the rear elevation. Radiator and stairs to second floor. Oak panelled doors opening off to:-

### BEDROOM ONE 11' 0" x 9' 1" (3.35m x 2.77m) plus door recess

uPVC double glazed window to the front. Focusing on a wood fire surround with Victorian style cast iron back and featuring exposed wood flooring. Radiator.

### BEDROOM TWO 11' 0" x 10' 9" (3.35m x 3.27m)

uPVC double glazed window to the rear. Exposed wood flooring and radiator.

### BATHROOM

uPVC double glazed window to the front. Remodelled with a close coupled WC, pedestal wash hand basin and bath with shower attachment. Painted wood flooring, extensive ceramic tiling to walls and radiator.

### SECOND FLOOR PRINCIPAL BEDROOM THREE 13' 3" x 13' 1" (4.04m x 3.98m) some restricted headroom

Vaulted beamed ceiling having three 'Velux' roof lights and with built-in storage and wardrobe on two sides. uPVC double glazed window to rear. Inset spotlighting and electric radiator. Stained glass window to staircase.

### EN-SUITE

Close coupled WC and vanity wash hand basin. Stained glass window to staircase.

### OUTSIDE FRONT

To the front there is parking for two vehicles.

### REAR GARDEN

The rear garden is enclosed, safe and secure for younger children and pets and features a timber storage shed. Pedestrian access leads down to the rear and there is an external water tap.

### AGENT'S NOTE

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

### DIRECTIONS

From Camborne Police Station head out of town on the B3303 and take the fourth turning on the right into Barripper Road, continue along Barripper Road into the village of Barripper and after passing the former Public House on the left hand side, ahead of you will be seen a Methodist Chapel and African Row is on the left hand side. If using What3words:- segmented.similar.surging

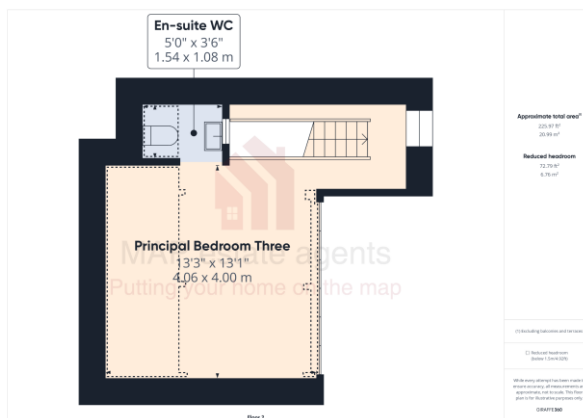
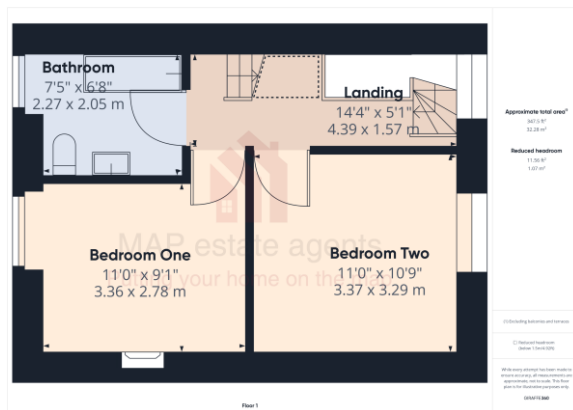
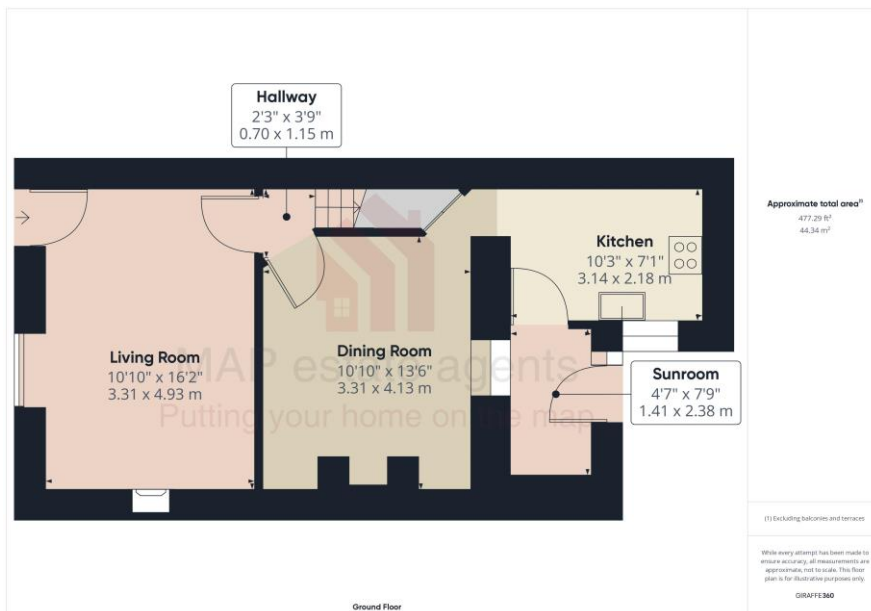


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		70
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Character cottage in village location
- Three double size bedrooms
- Principal bedroom with en-suite WC
- Lounge with wood burner
- Dining room with floor ceiling granite fireplace
- Fitted kitchen with vaulted ceiling
- Re-modelled first floor bathroom
- Double glazing and LPG gas heating
- Enclosed lawned garden to rear
- Parking to front



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