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Sales & Lettings



Little Carnarthen Farm

Brea, Camborne, TR14 9AY

£475,000

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Are you seeking a rural property with space and land yet located within a short distance of the main town? You may have just found an exciting opportunity to take on a home that has been internally renovated by the current vendors with external works well underway including the addition of owned solar panels, a new roof and a new purpose built timber framed garage. We are delighted to bring to market this late 1800's built three bedroomed farmhouse, advised by the vendor to be set within 1.5 acres and an early viewing is highly recommended. Entry into the property is via the utility room which houses the solar panel batteries. Open access is given to the refitted double aspect kitchen which is presented in a U-format with generous space available for food preparation and socialising with family, friends and guests. Again, open access leads into the lounge/living room/diner which has a fabulous slate fireplace. Access is given to the triple aspect conservatory. Stairs to the first floor have a striking traditional decorative slate wall. From the first floor landing access is given to the three bedrooms, two of which are to the front of the property and enjoy views over the front garden with open countryside behind in a south westerly direction with the third to the rear. The three bedrooms are complemented by a family bathroom with mixer tap shower over. Externally, this property excels with the space available. The driveway begins at the lane at the bottom and comes up to a farm gate from where access is gained to the large parking area for multiple vehicles. The vendors have recently constructed a large timber framed garage (albeit the original rear wall remains) which is split into two with an initial work room area in one portion whilst the remaining larger area could accommodate two vehicles. A new owner may wish to repurpose but it should be noted that both doors are electrically operated. The south west facing front garden is a real suntrap, surrounded by mature tree lined borders. A decorative patio area and side courtyard give access to three raised outbuildings, all with lighting and power. Behind the outbuildings, there are two large ascending fields, ideal for a variety of uses. To conclude, this is certainly an exciting opportunity to either use the existing structures or to explore future development (subject to permissions), the property offering flexibility for a wide range of lifestyles!

In terms of location, the town of Camborne is within two miles, under ten minutes by car where a wide range of amenities can be found including major supermarkets, chain stores and independent retailers. Redruth is also accessible being under four miles. Both towns have mainline railway stations which connects to London Paddington as well as bus services. The A30 trunk road is around twelve minutes by car. Further afield, Tehidy Country Park, the largest area of woodland in West Cornwall, is around twenty minutes by car as is Tehidy Park Golf Club. In the same area, you will find the coastal village of Portreath, with its beach and access to the South West Coastal Path. Furthermore, several other north and south coast Cornish villages and towns and other attractions are also conveniently accessible.

Upvc door with two clear double glazed panels opens to:

UTILITY ROOM
5'4" x 10'9" (1.64m x 3.29m)

Range of eye level storage units and base level storage cupboards and drawers. Space and plumbing for a washing machine and a roll edge work top with a tiled splash back. Livoltek solar powered battery. Worcester oil fired boiler. Open access to:

KITCHEN
14'5" x 10'9" (4.40m x 3.30m)

A dual aspect room in a U shape format fitted with a range of eye level storage cupboards and base level storage cupboards and drawers. Space for a tall fridge/freezer and space for a Rangemaster or similar cooker with an integrated Franke extractor hood. Roll edge work surfaces with metro tiled splash backs. One and a half bowl stainless steel sink and drainer below a upvc double glazed window overlooking the side courtyard area. Second upvc double glazed window overlooking the side courtyard area and two upvc double glazed windows overlooking the slate patio and parking area. Spot lighting and a mains smoke alarm. Space and plumbing for a dishwasher. Open access to:

LOUNGE/DINER
20'11" x 11'7" (6.39m x 3.55m)

Traditional slate fireplace with a wooden lintel over. Radiator and a upvc double glazed window looking into the conservatory behind a deep sill. Upvc double glazed stable door opening into the conservatory. Second radiator and stairs to the first floor with a striking slate wall feature running the full height of the property.

CONSERVATORY
17'10" x 6'6",265'8" (5.45m x 2,81m)

Triple aspect with upvc double glazed windows and a upvc double glazed roof.

FIRST FLOOR

LANDING

Loft access hatch and a mains smoke alarm. Full height storage cupboard housing a hot water cylinder with shelved storage above.

BEDROOM 1
13'3" x 8'8" (4.05m x 2.66m)

Upvc double glazed window behind a deep sill overlooking the front garden and aspect with views over open countryside to the south west. Radiator. Alcoves having open access wardrobes with hanging rails.

BEDROOM 2
7'5" x 11'5" (2.28m x 3.50m)
Upvc double glazed window behind a deep sill overlooking the front garden and aspect with views over open countryside in a south westerly direction. Radiator.

BEDROOM 3
7'9" x 11'0" (2.38m x 3.37m)
Two upvc double glazed windows overlooking the side patio, garden and aspect. Radiator.

FAMILY BATHROOM
6'1" x 7'7" (1.86m x 2.33m)
Fully tiled with a low level wc and a wash hand basin below a upvc double glazed window overlooking the side aspect. Panelled bath with a mixer tap/shower which has a rain head and separate hand held shower over. Radiator.

OUTSIDE
To the front, a driveway from the lane leads up to a field gate which opens to a parking area for multiple vehicles. A door from the conservatory opens onto a shingle front patio with steps down to a laid to lawn area having borders of mature bushes, plants and trees. There is a farm gate that returns to the parking area with a GARAGE being insulated and having a upvc door with a decorative obscure double glazed panel and a upvc double glazed window overlooking the courtyard garden. The garage is split into two with two roller doors and the larger part is suitable for vehicles. There is a decorative slabbed patio area and an OUTSIDE WC with space and plumbing for a washing machine. There are THREE OUTBUILDINGS all with lighting and power and a further FIVE CONCRETE BLOCK SHEDS are sited behind the outbuildings, each with power and a water supply. There are two large fields which ascend from front to back with established borders and a new oil tank in the second field.

DIRECTIONS
Leaving the A30 westbound at the first Camborne exit continue to the traffic lights and go straight ahead passing Tesco on your left hand side and the road then bears round to the left. At the lights take the right hand turning, over the bridge and then Brea will be sign posted as the first turning on the right. Continue into the village and at the bottom of the road turn left into Chapel Terrace. At the junction by the old chapel turn left and continue along here for approximately half a mile and then turn left where the property will be found a little way up on the left hand side.

AGENTS NOTE
TENURE: Freehold.
COUNCIL TAX BAND: B.

SERVICES
Private drainage (septic tank), mains water, mains electricity and oil heating.

Broadband highest available download speeds - Standard 15 Mpbs, Ultrafast 1800 Mpbs (sourced from Ofcom).

Mobile signal Indoors - EE Good outdoor, Three Variable outdoor, O2 Good outdoor, Vodafone Variable outdoor (sourced from Ofcom).









Road Map



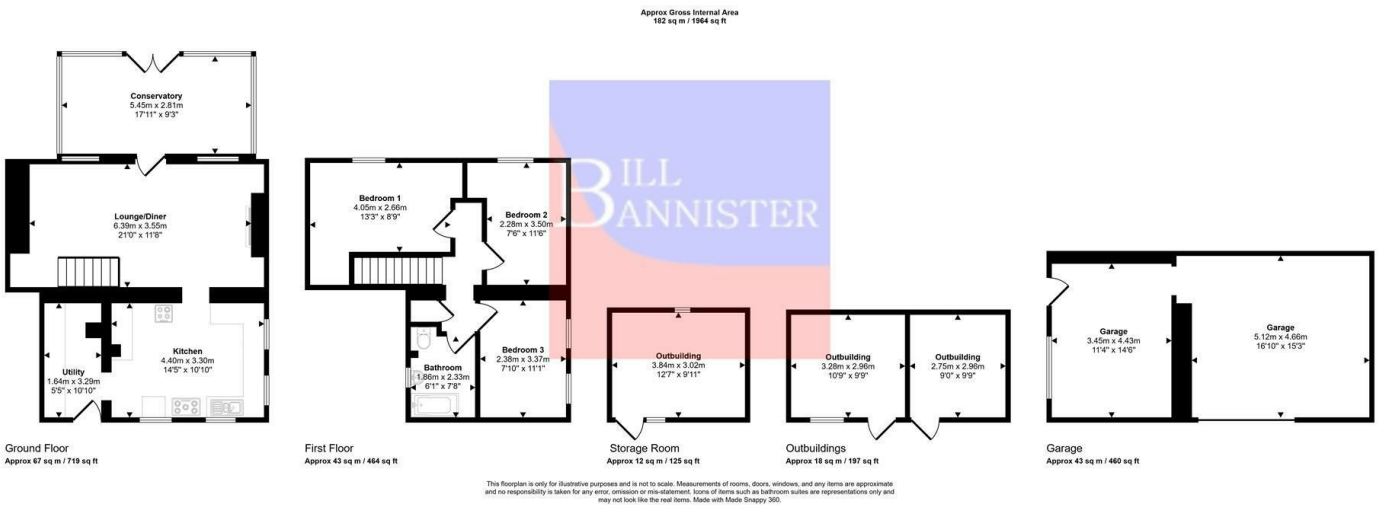
Hybrid Map



Terrain Map



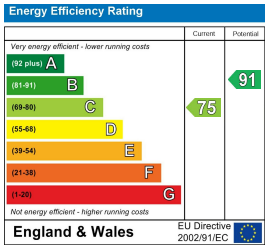
Floor Plan

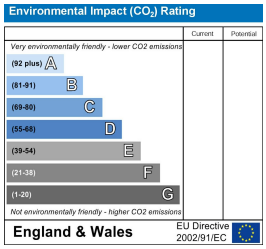


Viewing

Please contact our Redruth Office
on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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