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West Seton
West Seton, Camborne

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Camborne 1.5 mile | A30 trunk road 1.75 miles | Portreath (north coast) 3.5 miles | Redruth 4 miles | Truro 13.5 miles | Falmouth (south coast) 17 miles | Newquay Airport 28 miles | Plymouth 65 miles | Exeter (M5) 97 miles (Distances are approximate)

Situated in the West Seaton area of Camborne, this substantial detached property enjoys a private and rural location with convenient access to Camborne and the north coast.

Entrance Hallway | Lounge | Cloakroom | Dining room | Kitchen | Four bedrooms with principal bedroom en-suite | Family bathroom | Home Office | Self-contained Annexe with Living/Dining area | Bedroom | Bathroom and separate WC | Parking | Gardens

£550,000
Freehold



Property Introduction

The main house is of a generous size and benefits from a dual aspect lounge/family room which is some 37ft in length, there is a separate dining room and fitted kitchen and on the first floor there are four double size bedrooms with the principal bedroom having an en-suite and enjoying a balcony with wide ranging rural views.

There is a family bathroom on the first floor together with a home office and we would suggest the property is ideal for multi-generational living or use as a rental property to create an additional income from the annexe.

The attached self-contained one bedroom annexe benefits from a small garden and allocated parking and the property has uPVC double glazing and there is gas central heating.

To the outside the home sits on a good sized plot which is enclosed, largely lawned and features an extensive paved patio. Parking is available to the front for four plus vehicles.

In summary, a substantial detached property in a private location, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

West Seaton is a small residential area on the outskirts of Camborne and offers a pleasant balance of countryside surroundings and

convenient access to Camborne and wider West Cornwall.

The historic mining town of Camborne provides a range of shops, supermarkets, schools and benefits from a mainline Railway Station which has direct links to London Paddington and the north of the country. Access to the A30, Cornwall's main trunk road is nearby making travel out of the area convenient.

For those who enjoy the outdoors, the surrounding countryside offers opportunities for walking and exploring, there is a well respected golf course at Tehidy whilst Cornwall's north coast and popular coastal beaches are all within easy travelling distance.

ACCOMMODATION COMPRISES

uPVC double glazed door with windows to either side opening to:-

ENTRANCE HALLWAY

Recessed turning stairs rising to the first floor, radiator and ceramic tiled floor. Vertical panel oak doors open off to:-

LOUNGE/GAMES ROOM 37' 9" x 11' 4" (11.50m x 3.45m)

Enjoying a triple aspect with uPVC double glazed window to the front and uPVC double glazed French doors opening on to the side. A generous room which is ideal for those with a family or who enjoy entertaining, there is a wall mounted gas fire and a radiator. Inset spotlighting and wall lights.

CLOAKROOM/WC

Close coupled WC, pedestal wash hand basin and radiator. Ceramic tiled floor.

DINING ROOM 21' 3" x 11' 3" (6.47m x 3.43m)

Enjoying a dual aspect with uPVC double glazed window to the front and uPVC double glazed French doors with side panels opening on to the rear patio. Display unit to one side with working surface, wall



mounted gas fire and radiator. Ceramic tiled floor. Wide archway through to:-

KITCHEN 10' 3" x 9' 2" (3.12m x 2.79m)

Two uPVC double glazed windows to the rear. Fitted with a range of eye level and base units having adjoining square edge working surfaces and incorporating an inset stainless steel one and a half bowl sink unit with mixer tap. Built-in electric oven with induction hob and cooker hood over. Integrated fridge and freezer, extensive ceramic tiled splashbacks and ceramic tiled floor extending from the dining room.

FIRST FLOOR LANDING

A central landing with radiator and vertical panel oak doors opening off to:-

PRINCIPAL BEDROOM ONE 15' 8" x 11' 4" (4.77m x 3.45m) plus door recess

Featuring 'Velux' skylights and with uPVC double glazed French doors opening to an extensive balcony (12'10" x 6'5") to the rear

which enjoys wide ranging rural views. Inset spotlighting. Radiator.

Door to:-

EN-SUITE

uPVC double glazed window to the side. Fitted with a contemporary style suite consisting of concealed cistern WC, wall mounted wash hand basin, enclosed shower enclosure with plumbed shower and with steps leading to a double size jacuzzi/spa bath. Extensive ceramic tiling to walls, radiator and ceramic tiled floor.

BEDROOM TWO 11' 3" x 11' 1" (3.43m x 3.38m)

uPVC double glazed window to the front. A generous room with a stainless steel and glass wash hand basin with mixer tap and with a corner shower enclosure with shower. Radiator.

BEDROOM THREE 11' 11" x 11' 4" (3.63m x 3.45m)

uPVC double glazed window to front. Built-in mirror fronted wardrobe units and radiator.

BEDROOM FOUR 11' 4" x 9' 0" (3.45m x 2.74m)

uPVC double glazed window to rear. Sliding mirror fronted wardrobe

unit and radiator.

FAMILY BATHROOM

uPVC double glazed window to the rear. Remodelled with a contemporary style suite consisting of close coupled WC, vanity wash hand basin with mixer tap and panelled bath with plumbed shower over. Extensive ceramic tiled walls and ceramic tiled floor. Radiator and wall mounted 'Worcester' combination gas boiler.

HOME OFFICE 8' 5" x 4' 7" (2.56m x 1.40m) plus recess

uPVC double glazed window to the front. Two door storage cupboard and radiator.

SELF-CONTAINED ANNEXE

uPVC double glazed door opening to:-

OPEN PLAN ANNEXE KITCHEN/LIVING AREA 24' 6" x 17' 9" (7.46m x 5.41m) maximum overall measurements

Two uPVC double glazed windows to the front. Inset spotlighting, radiator and access to the kitchen area which is fitted with a range of eye level and base units having adjoining roll top edge working surfaces and featuring an inset stainless steel circular bowl sink unit with drainer and mixer tap. Built-in electric oven with four ring gas hob and cooker hood over, extensive ceramic tiled splashbacks and space and plumbing for an automatic washing machine. Doors to:-

ANNEXE WC

Close coupled WC and wall mounted wash hand basin.

ANNEXE BEDROOM 12' 8" x 10' 11" (3.86m x 3.32m)

uPVC double glazed door with side panel opening to the rear. Door to:-

ANNEXE EN-SUITE

Close coupled WC, pedestal wash hand basin and panelled bath with electric shower over. Full ceramic tiling to walls and radiator. Recessed storage cupboard.

OUTSIDE FRONT

To the front of the property there is a generous parking area suitable for four plus vehicles together with a dedicated parking space for the annexe. Centrally located is a shrub island border and a gate leads to an enclosed lawned garden immediately to the front of the annexe.

REAR GARDEN

To the rear of the property there is an enclosed garden which is largely lawned and secure for younger children and pets. Immediately leading out from the lounge and dining areas there is an extensive paved patio which is ideal for entertaining when the weather permits.

SERVICES

Mains water, mains electricity and mains gas. Private drainage system with a septic tank.

OUTBUILDING (not measured)

Connected with electricity and currently used for storage purposes.

AGENTS NOTE

The Council Tax band for the property is band 'E' with the annexe being separately rated as band 'A'.

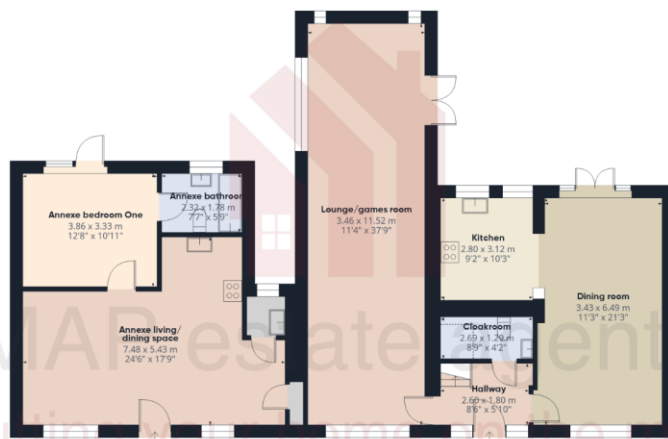




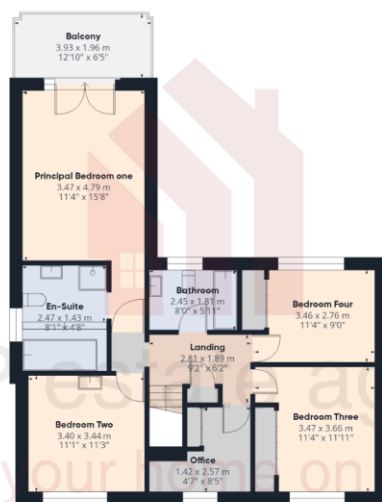
MAP's

Top reasons to view this home

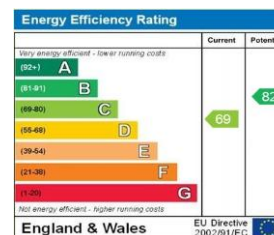
- No through road location
- Detached individual house with attached annexe
- Main house with four double size bedrooms (principal en-suite)
- Large triple aspect lounge
- Dining room
- Fitted kitchen
- Annexe with double bedroom and en-suite
- uPVC double glazing and gas central heating
- Generous plot
- Parking for four plus vehicles



Ground Floor



Floor 1



Approximate total area⁽¹⁾

207 m²
2228 ft²

Balconies and terraces

7.6 m²
82 ft²

Reduced headroom

0.9 m²
10 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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