

Maynes Row

Tuckingmill

Camborne

TR14 8QP

Asking Price £270,000

- THREE DOUBLE BEDROOM DETACHED BUNGALOW
- PERIOD PROPERTY
- PARKING FOR THREE VEHICLES
- PRIVATE GARDENS
- SUPERBLY PROPORTIONED THROUGHOUT
- WONDERFULLY SPACIOUS KITCHEN/DINING ROOM
- THREE EXCELLENT BEDROOMS
- LARGE WINDOWS GIVING PLENTY OF NATURAL LIGHT
- TUCKED AWAY LOCATION
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - B

Floor Area - 1216.00 sq ft



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DESCRIPTION

A really impressive three bedroom detached property in a tucked away location, believed to date back to the late 1700's, this spacious and well presented bungalow has been much improved by the present vendors during their time in the property. The accommodation includes entrance hall, spacious living room, a superb Kitchen/Dining room, along with three double bedrooms and family shower room. Externally there's an excellent driveway providing parking for two vehicles, a further driveway to the side of the property, and there are pleasant and very private gardens to three sides of the property. This impressive stone built building benefits from superb proportions throughout with large, recently replaced windows giving the property a lovely light and airy feeling. Overall this home should appeal to anyone looking for space, privacy

LOCATION

Camborne is a Historic mining town in Mid West Cornwall which sits on the main A30 and mainline railway offering excellent transport links through the county and beyond. The town offers a wide range of retail and leisure facilities, schools for all ages and several beaches are within a short drive with popular choices including Portreath, Gwitherian, and Porthtowan, all located within 7 miles.

ACCOMMODATION IN DETAIL

All dimensions are approximate and are measured by LiDAR

ENTRANCE

Solid timber door opening into:

ENTRANCE PORCH

Timber floorboards. Cloaks hanging space. timber glazed obscured doors opening into:

ENTRANCE HALL

A long hallway running the majority of the length of the property, giving access into Living room, Kitchen/Dining room, all three bedrooms and Shower room. Airing cupboard. Loft access.

LIVING ROOM

A superbly proportioned room with high ceilings and a wonderful almost floor to ceiling UPVC double glazed bay window overlooking the gardens. Picture rail. Period fireplace with slate hearth with timber mantel and surround. Picture rail. Radiator.

KITCHEN/DINING ROOM

A very spacious and light dual aspect room with plenty of space for both Kitchen and Dining areas. Slate tile effect laminate flooring. A range of floor standing and wall mounted cupboard and drawer units with granite effect roll top work surfaces over. Integrated four ring gas hob. Two UPVC double glazed windows overlooking the rear courtyard. Exposed stone

wall. Integrated oven. Space for Fridge/Freezer. Plenty of Dining space for formal dining table and chairs, with room for Settee. Wood burner with stone hearth with wooden mantel and surround. UPVC double glazed window to front elevation. Door leading through to Utility room.

UTILITY ROOM

Ceramic tile flooring. Space and plumbing for washing machine and tumble dryer. UPVC double glazed window to side. UPVC double glazed door leading out into courtyard.

BEDROOM ONE

A superb spacious double bedroom with UPVC double glazed almost floor to ceiling window overlooking the garden. Radiator. Built in shelving. Radiator.

BEDROOM TWO

Currently utilised as a Studio/home office, this is a fabulous bedroom with Oak effect laminate flooring. UPVC double glazed almost floor to ceiling window overlooking the garden. Radiator.

BEDROOM THREE

Another good sized double bedroom with Large UPVC double glazed window overlooking the garden. Radiator.

SHOWER ROOM

A very smart and recently refitted shower room with Oak effect laminate flooring. Modern shower cubicle with wall mounted plumbed shower unit over. Inset wash hand basin with cupboard unit beneath. Low maintenance wall panelling. UPVC double glazed obscured window to side. Low level W.C.

W.C.

Separate W.C. with Glazed window to rear.

OUTSIDE

Chy-an-Scol sits almost centrally in a generous plot, and benefits from a number of pleasant outdoor spaces. To the front of the property there's a driveway providing parking for two vehicles. there's a small lawned area to the side of the parking area, with mature bushes and trees to both sides. To the side of the property at the front and adjacent to the entrance to the property, there's an access lane leading to another property, which also gives access to a further parking space, solely for the use of residents and guests of Chy-an-Scol.

To the rear of the property there's a useful enclosed courtyard which is a private and sheltered area. this sunny spot is stone paved, and perfect for outside dining. There's a useful timber shed.

The main garden is to the side of the property, and is of a predominantly



low maintenance design. Trees provide a very high degree of privacy in this area of the property. there are further stone paved and lawned areas, leading from one side of the property to the other.

DIRECTIONS

From our offices in Camborne, proceed along Trelowarren Street to it's conclusion. turn left onto Wesley Street, and proceed past to the roundabout, continuing out of Camborne. Drive through Tuckingmill and turn right at the bottom of the hill into chapel Road. Proceed along chapel Road for approximately 100 Yards, turning left into Primitive Hill. After another 50 Yards, turn immediately left, and Chy-An-Scol will be found immediately on your left hand side.

MATERIAL INFORMATION

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: B

EPC rating: D

The building

Detached bungalow, standard construction

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone good, Three good, EE good

Parking: Driveway and Rear

Not in a controlled parking zone

No disabled parking available

Risks and restrictions

Not a listed building

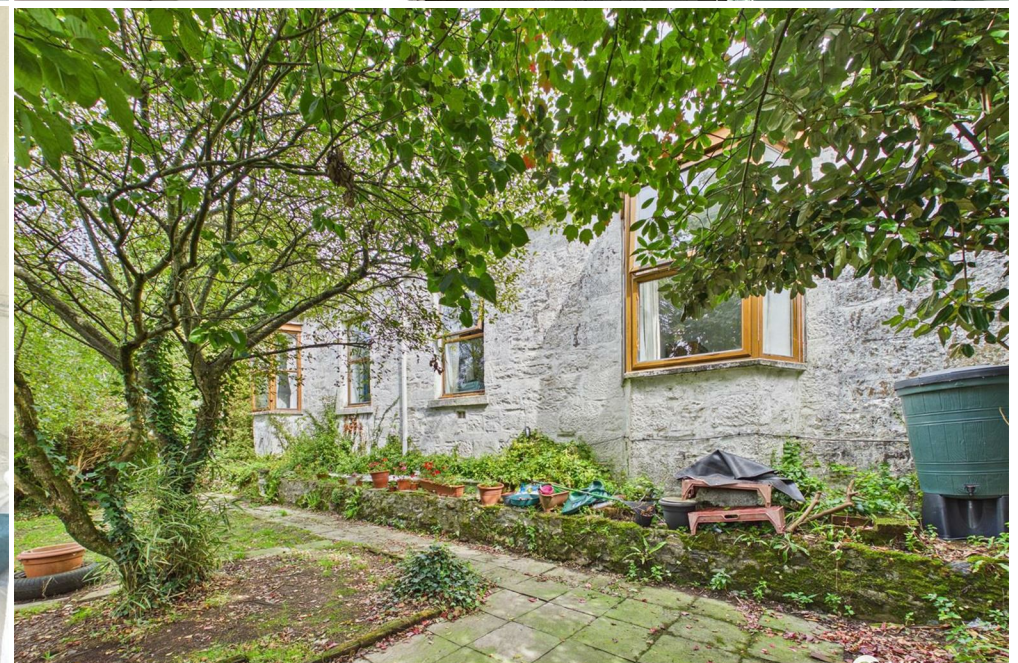
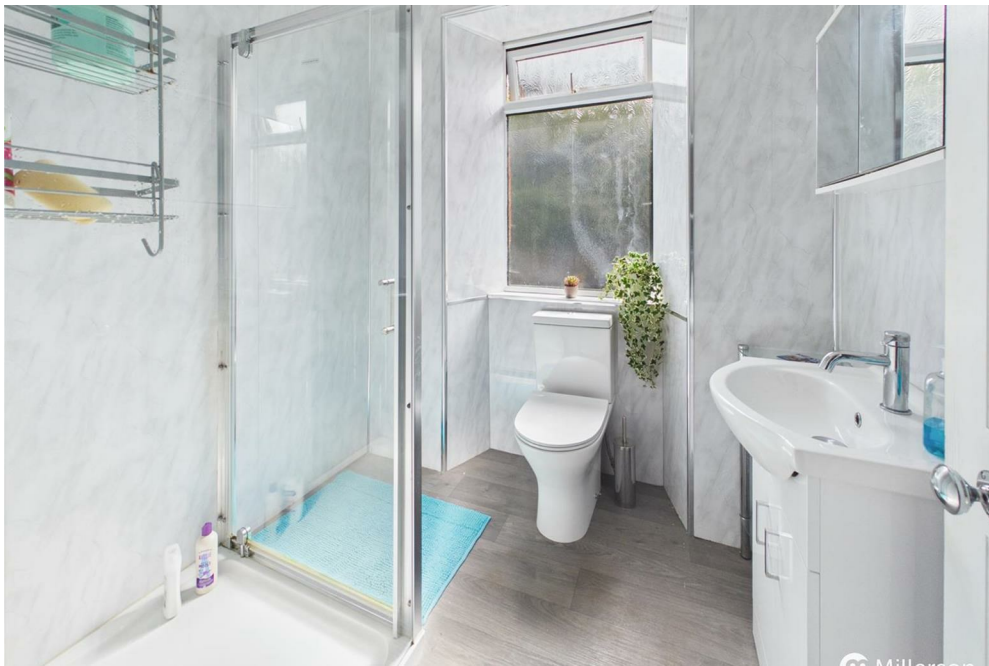
In In the TUCKINGMILL conservation area (per planning.data.gov.uk; confirm via the local authority search).

No tree preservation order

Title register restrictions (CL188226):

- The owner has promised to follow existing rules and protect previous owners from any costs related to those rules (an





Maynes Row, Tuckingmill, Camborne, TR14 8QP

Indemnity Covenant).

Non-coal mining area: yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Approximate total area⁽¹⁾

113 m²

1216 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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Cornwall
TR14 8JX

E: camborne@millerson.com

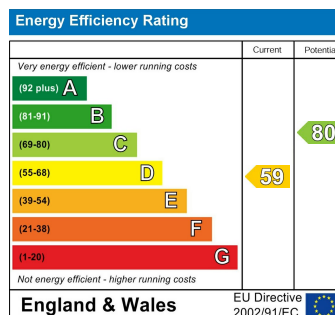
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