



# Rosewarne Gate Camborne TR14 0AB

Guide Price £270,000

- SEMI DETACHED FAMILY HOME
  - THREE BEDROOMS
  - TWO RECEPTION ROOMS
  - KITCHEN AND UTILITY
- BEAUTIFUL SUNNY MATURE GARDEN
- EXTENSIVE PLOT WITH HUGE POTENTIAL
- TUCKED AWAY LOCATION
  - OFF ROAD PARKING
  - NO ONWARD CHAIN
- SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - B

Floor Area - 889.00 sq ft



3



1



2



F36

#### PROPERTY DESCRIPTION

Offered for sale with no onward chain is this semi detached family home which is being sold for the first time in over 60 years. Set on a substantial plot, the large mature grounds provide both privacy and opportunity whether for extensive gardens, future expansion, or simply enjoying space rarely found today. The house itself has been lovingly maintained by the same family for decades and offers accommodation comprising an entrance hall, living room, kitchen, living/dining room, utility, W.C, three bedrooms and bathroom.

Outside, to the front is a lovely mature garden with a driveway set to the side and a pedestrian gate leading into the rear. The rear also enjoys a mature garden with a sunny aspect which is well stocked with flowering plants, trees and shrubs. The garden then extends to both the side and rear which is much wilder and has a large greenhouse, two storage sheds and plenty of scope to create a larger garden space if required.

Overall, the property presents a fantastic opportunity for a growing family or a purchaser looking to make their mark on this well loved home.

#### LOCATION

Rosewarne Gate is a unique location, situated within the grounds of Duchy College Rosewarne, a quiet Campus set in 120 acres of grounds focusing on Agriculture, Animal Care, Countryside Management, Horticulture and more. Located on the edge of Camborne, 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 benefits from a range of retail and leisure facilities, schools for all ages, doctors surgeries and bus station. Several beaches are within a short drive with popular choices including Portreath, Gwithian, and Porthtowan, all located within 7 miles.

#### ACCOMMODATION IN DETAIL

(All dimensions are approximate and measured by LiDAR)

#### ENTRANCE

Obscure double glazed door into:

#### ENTRANCE HALL

Double glazed window, space for hanging coats, stairs to first floor, doors to kitchen and living room

#### LIVING ROOM

A cosy living room overlooking the rear garden with an open feature fireplace with natural slate surround, double glazed window, radiator.

#### KITCHEN

Fitted with a range of base and wall units, wood effect work surfaces with tiled splash backs, stainless steel sink with drainer, integrated electric oven and hob, space for slimline dishwasher, double glazed window, tile effect flooring, door into utility and opening into:

#### DINING ROOM

A generous reception room overlooking the rear garden with plenty of space for dining table and chairs, tile effect flooring, radiator, dual aspect double glazed windows.

#### UTILITY

A useful utility room with spaces for washing machine and additional white goods, 'Belfast' style sink, tile effect flooring, double glazed window, storage area into open roof space, hanging space for coats, large walk-in cupboard housing oil fired combination boiler, doors to W.C and rear garden.

#### W.C

W.C, tile effect flooring.

#### FIRST FLOOR

#### LANDING

Double glazed window, large airing cupboard, doors to bedrooms and bathroom.

#### BEDROOM ONE

A comfortable double bedroom with double glazed window overlooking the rear garden, radiator.

#### BEDROOM TWO

A second double bedroom with double glazed window overlooking the rear garden, radiator.

#### BEDROOM THREE

A single third bedroom with double glazed window, radiator, built-in storage cupboard

#### BATHROOM

A three piece bathroom suite comprising walk-in style shower with electric shower unit and stone effect easy clean surround, W.C and hand basin, radiator, obscure double glazed window, wood effect flooring.

#### OUTSIDE

The outside space on offer is a real feature to this home boasting a much larger than expected plot providing a variety of options in utilising the space. The house is approached over a pedestrian pathway into a well stocked front garden which is laid to lawn with mature hedged borders. Adjacent to the garden is a driveway providing off road parking and a pedestrian gate gives access into the rear where you will find a beautiful, sunny garden which is also laid to lawn and is well stocked with an array of mature plants, trees, shrubs and wildlife pond. At the top of the garden, a pathway leads to a recently cleared space which had previously been used as a vegetable garden. There is also access to a large greenhouse, potting area, and two useful storage sheds. The rest of the plot then extends to the side which at present is wild and mature, this could be used for further parking, extended garden space or as nature intends.



## DIRECTIONS

Travelling out of Camborne on the Tehidy Road, proceed under the bridge talking the first left to Reskadinnick. Turn immediately left, following the road into Duchy College where the property can be found on your left hand side.

## MATERIAL INFORMATION

Costs and tenure  
Tenure: Freehold  
Council tax band: B  
EPC rating: F

The building  
Semi-detached house, standard construction  
3 bedrooms  
Accessibility adaptations: None

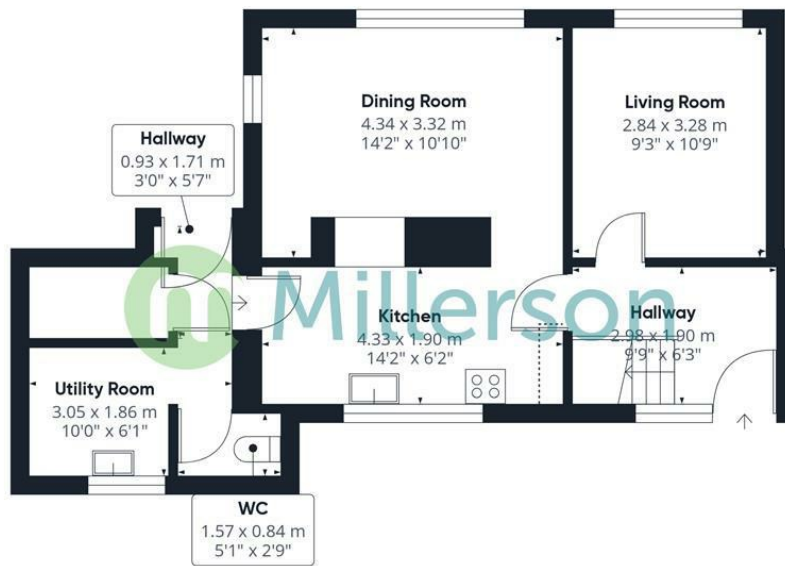
Services  
Mains electricity  
Mains water  
Mains foul drainage  
Mains surface water drainage  
Oil central heating  
Broadband: ADSL copper wire  
Mobile coverage: O2 good, Vodafone good, Three good, EE good  
Parking: Off Street and Private

Risks and restrictions  
Not a listed building  
Not in a conservation area  
No tree preservation order  
Non-coal mining area: yes  
Title CL90214 contains restrictions or restrictive covenants  
Title CL331084 contains restrictions or restrictive covenants  
Title CL378231 contains restrictions or restrictive covenant  
Please scan QR code or contact the agent for a summary of the restrictions above, a property lawyer can advise further

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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.





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

82.7 m<sup>2</sup>  
889 ft<sup>2</sup>

Reduced headroom

0.3 m<sup>2</sup>  
3 ft<sup>2</sup>

(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.

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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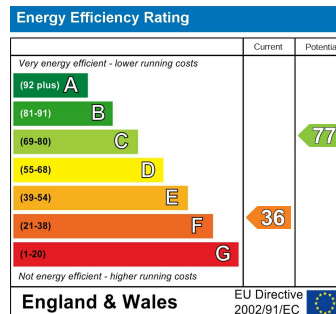
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