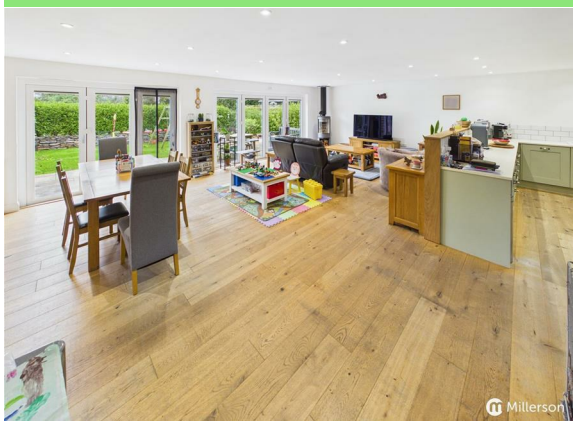




Coswinsawsin Lane
Carnhell Green
Camborne
TR14 0LW
Asking Price £550,000

- FOUR BEDROOM THREE BATHROOM CONVERTED BARN CONVERSION
- AIR SOURCE HEATING, FULLY OWNED SOLAR PANELS AND HOME BATTERY
- STUNNING AND EXPANSIVE OPEN PLAN RECEPTION SPACE
- GROUND FLOOR BEDROOM SUITE
 - THREE FURTHER DOUBLE BEDROOMS AND FAMILY BATHROOM TO FIRST FLOOR
 - UTILITY ROOM
- PRIVATE GARDENS TO THREE SIDES
 - SUPERB HAND BUILT KITCHEN
 - OFF ROAD PARKING
- SCAN QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - D

Floor Area - 1722.00 sq ft



DESCRIPTION

A stunning bespoke, contemporary Barn conversion, purpose built for the current owners, offering a wealth of stylish space, including an incredible open plan main reception area, incorporating Living area, Dining area and Kitchen, as well as offering a Utility room, Bedroom suite, separate W.C, along with a generous Entrance Hall on the ground floor. On the first floor there are three excellent double Bedrooms and a family Bathroom. Externally there are pleasant, sheltered and private gardens to three sides. The property has been painstakingly designed and converted to the current owners specifications, with high quality craftsmanship on display throughout the home along with a focus on energy efficiency, with a modern Air source heating system, fully owned solar panels and wall mounted home battery. there's underfloor heating throughout the ground floor, and the majority of the ground floor has engineered Oak flooring. All internal doors are of solid oak construction, and the Kitchen is of a bespoke hand built design. This stunning property is located in the heart of the charming and peaceful Hamlet of Coswinsawsin, a quiet backwater that is acutely sought after. with just a collection of high quality properties in the vicinity and countryside on all sides, yet in touching distance of Hayle and Camborne, this is a wonderful opportunity for anyone looking for a spacious and stylish high quality family home in a wonderful countryside setting

LOCATION

Coswinsawsin is a small, rural hamlet situated in the beautiful Cornish countryside between Hayle and Camborne. Offering a peaceful setting away from the hustle and bustle of town life. This highly popular and sought after Hamlet is surrounded by countryside on all sides, yet remains in touching distance of plenty of shops, schools and town nearby. The nearby town of Camborne provides an extensive range of shops, supermarkets, schools, leisure facilities and other essential services, together with a mainline railway station offering connections to destinations throughout Cornwall and beyond. The A30 is also readily accessible, making it convenient for travelling around the county. The surrounding countryside offers plenty of opportunities to enjoy the outdoors, with rural lanes and nearby footpaths providing scope for walking and exploring the local landscape. The beautiful north coast of Cornwall, with its sandy beaches and popular coastal destinations, is also within driving distance.

ENTRANCE HALL

A UPVC double glazed door opens into a lovely spacious Entrance Hall/Boot room, with Engineered Oak flooring, which continues throughout the ground floor reception areas. Plenty of space for cloaks hanging space and space for shoe storage. Oak glazed door opening into:

MAIN RECEPTION AREA

This fabulous predominantly open plan space incorporates Living, Dining area and Kitchen, along with a generous open entrance area, with doors leading off to Utility room, Ground floor Bedroom suite, ground floor W.C and with stairs leading up to the first floor.

ENTRANCE AND DINING AREA

An oak glazed door opens out from the Entrance Hall into the entrance area of the main reception area, with a continuation of the engineered oak flooring. There are three solid oak doors opening up into cupboard spaces with one housing the underfloor heating controls, one housing a high pressure water tank and the other being shelved. This area flows naturally into the Dining area.

DINING AREA

A generous open space with plenty of room for dining table and chairs, flanked by almost floor to ceiling Bi-Fold doors opening up into the front garden.

LIVING AREA

A natural continuation from the Dining area, the living space is again generous, with further and even larger almost floor to ceiling Bi-Fold doors opening up into the front garden, allowing for an abundance of natural light. A modern Wood burner with built in log store in the corner of the room provides the whole open plan space with cozy warmth during the winter months.

KITCHEN AREA

The Kitchen area is offset from the rest of the main reception room and has been hand built for the current owners. A generous range of floor standing and wall mounted cupboard and drawer units with square edged Quartz worksurfaces over. Metro tiled splashback. integrated induction hob with extractor fan over. integrated Oven and grill. Recessed space for American style Fridge/Freezer. One and a half bowl Ceramic sink unit with drainer board and mixer tap over. integrated dishwasher.

UTILITY ROOM

A superb addition to the property, located to the rear of the Kitchen, ideal for closing the door on utilities! A continuation of engineered oak flooring. A range of floor standing and wall mounted cupboard and drawer units with polished stone effect work surfaces over. One bowl stainless steel sink unit with draining board and mixer tap over. Space and plumbing for washing machine and tumble dryer. UPVC double glazed window to rear elevation.

GROUND FLOOR BEDROOM SUITE

A generous double bedroom with UPVC double glazed window to rear elevation. Solid oak door opening into:

EN-SUITE SHOWER ROOM

An immaculate and high specification Shower room. Double shower cubicle with plumbed wall mounted shower unit with rain soak effect shower head over. Low level W.C. inset wash hand basin with cupboard units beneath. Low maintenance wall panelling. Extractor fan.

FIRST FLOOR

A beautiful solid oak open tread staircase flooded with natural light thanks to an overhead Velux window, ascents to a very attractive galleried landing, which gives direct access to three first floor bedrooms and family bathroom.

BEDROOM TWO

An incredibly spacious front to back Main first floor bedroom with huge amounts of space for Bedroom furniture. Three Velux windows, with two orientated to the front of the building and two to the back. Radiator.

BEDROOM THREE

another generous double bedroom, currently arranged as a twin room. Velux window to the front. Radiator.

BEDROOM FOUR

Another double room with UPVC double glazed window to rear along with a further Velux window above. Recessed storage cupboard providing a really useful storage space. Radiator.

FAMILY BATHROOM

A stunning and spacious four piece family bathroom with Ceramic flooring. Panelled bath with Mixer taps over. Separate corner shower cubicle with plumbed shower attachment over. Low level W.C. Inset wash hand basin with Cupboard units beneath. Wall mounted heated towel rail. Velux window to front elevation. Low maintenance wall panelling around bath and shower. Extractor fan.

OUTSIDE

The property benefits from deceptively generous outside space and enjoys garden areas with plenty of privacy to the front, rear and side of the property.

TO THE FRONT

A lovely enclosed lawned garden, which enjoys plenty of sun and is entirely enclosed. Accessed from the door leading out of the Entrance Hall, or through either of the Bi-Fold doors leading out of the Living area or Dining area of the home. there's a stone paved terrace as you exit the property with plenty of space for outside dining. this leads directly onto a level lawned area, which is bordered by mature hedges and a dry stone wall. A pathway from the front door leads across a stone paved pathway to a pedestrian gate, which in turn leads to a generous brick paved driveway suitable for two vehicles.

TO THE SIDE

A stone chipped pathway leads from the front of the property wraps around the side of the property and follows to the rear garden. This is flanked by a level lawn, which in turn is bounded by hit and miss fencing. this tucked away part of the property is an ideal location for the placement of the Air source heating condensing unit along with the wall mounted home battery.

TO THE REAR

another lovely tucked away and private outdoor area, the rear garden is predominantly of low maintenance design, with a stone paved terrace and a level lawn. this garden is again enclosed on all sides.

DIRECTIONS

From our Millerson offices in Camborne, head towards Trelowarren Street and follow it through the town centre. At the end of Trelowarren Street, turn right into Wesley Street and follow the road to the roundabout. Take the second exit and follow the signs for the B3303 towards Helston and Praze-an-Beeble. As you reach the outskirts of Camborne, turn right towards Penponds. Continue along the road, passing Penponds School, and carry on towards Barripper. Drive through Barripper and continue up the hill. As you reach the brow of the hill, turn right into Coswinsawsin Lane. Follow the lane into Coswinsawsin, where you'll find the property on the left hand side.

MATERIAL INFORMATION

Verified Material Information
Costs and tenure
Tenure: Freehold
Council tax band: D
EPC rating: B
The building
Detached house, standard construction
Accessibility adaptations: None
Services
Mains electricity
Solar panels installed
Mains water



Foul drainage: Sewerage treatment plant
 No mains surface water drainage
 Electricity central heating
 Heating features: Double glazing, wood burner, underfloor heating, and air source heat pump
 Broadband: ADSL copper wire
 Mobile coverage: O2 ok, Vodafone ok, Three good, EE great
 Parking: Driveway
 Not in a controlled parking zone
 No disabled parking available
 EV charging point installed
 Risks and restrictions
 Not a listed building
 Not in a conservation area
 No tree preservation order
 Title register restrictions (CL325173):
 - The 2016 transfer contains restrictive covenants, but their exact terms are not included in the register extract. The filed copy should be checked to establish what they restrict.
 - The 1920 and 1922 conveyances reserve rights for others to work or extract minerals and to enter the land for that purpose. The 1922 deed says this may include working without leaving support for the surface or buildings, although compensation may be payable for surface damage.
 - The 1920 and 1922 conveyances also reserve rights concerning watercourses and waterworks, including rights to enter the land to repair or alter them. The 1920 deed permits water to be diverted; the deeds place conditions on the landowner's use of water.
 - The 1920 conveyance gives others rights of way over certain historic roadways and rights to draw water from a well. The 1922 conveyance also refers to other existing rights, possible repair contributions for roads and similar features, and leases or tenancies existing when that deed was made.
 - The 2016 transfer includes a provision about light or air and excludes some rights that might otherwise arise automatically. The register extract does not explain the practical effect of that provision.
 Non-coal mining area: yes
 All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.
 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⁽¹⁾

160.1 m²
1722 ft²

Reduced headroom

13.5 m²
146 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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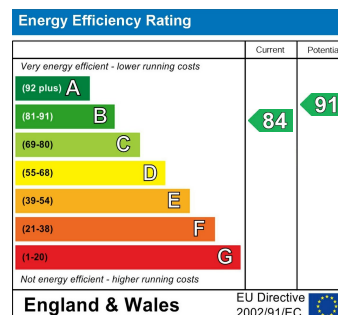
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