Laity Road
Troon
Camborne
TR14 9EL

£280,000

- SPACIOUS TWO DOUBLE BEDROOM DETACHED FAMILY HOME
- INCREDIBLE REAR GARDEN
- SPACIOUS ATTACHED GARAGE
- TWO RECEPTION ROOMS
- POPULAR EDGE OF VILLAGE LOCATION
- OFF STREET PARKING
- LASPED PLANNING FOR EXTENSION
- FULLY ENCLOSED AND SUNNY REAR GARDEN
- UTILITY ROOM
- SCAN QR CODE FOR MATERIAL INFORMATION

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Tenure -

Council Tax Band - B

Floor Area - 1035.00 sq ft

2

1

2

E53

DESCRIPTION

A very impressive two double bedroom detached cottage with a magical private garden, for sale on the outskirts of the popular village of Troon. This charming period property has been well maintained and improved by the current vendors and offers expansive and flexible accommodation throughout to include entrance Porch, Living room, Dining room, Kitchen, Utility room, Bathroom and separate ground floor W.C along with two large double bedrooms to the first floor. There's a large attached garage to the side of the property which has lapsed planning for conversion into the house. To the rear of the property there's a beautiful expansive lawned garden which enjoys a fantastic degree of privacy and enjoys plenty of sunshine throughout the day. All in all this is a fabulous and sizeable property with plenty of scope for extension subject to necessary consents, and early viewing is advised.

LOCATION

Troon is a popular village with all the amenities you would expect such as a post office, local shop, primary school and pharmacy. Surrounded by the countryside, you have the stunning woods of Killivose, full of bluebells in the spring and numerous public footpaths to enjoy. Troon has a strong community feel to it with an annual duck race at easter down the river on Pendarves as well as a Christmas lights competition. The neighbouring village of Beacon offers a Butchers shop as well as a Pub and Fish and Chip Shop. The town of Camborne is around 3 miles away and offers excellent primary and secondary school options as well as a train station with direct links to London Paddington. The historic harbour town of Falmouth is only a 15-minute drive away and the city of Truro is easily accessible via the A30 in around 20 minutes, The incredible beaches of the North Coast are only a short drive away providing the most waves, sunsets and coastal walks.

ACCOMMODATION IN DETAIL

(All dimensions are approximate and measured by LiDAR)

ENTRANCE

UPVC double glazed door opening into:

ENTRANCE PORCH

A useful entrance with space for shoe storage, with UPVC double glazed windows to front and side. UPVC double glazed obscured door opening into:

DINING ROOM

A light filled and generous room with Oak effect flooring. UPVC double glazed window to front elevation. A beautiful granite fireplace with wood burner on polished stone hearth., Plenty of space for dining table and chairs. Radiator. Stairs to first floor. Doorway opening into:

REAR HALLWAY

A Tiled flooring. Door to Living room. Doorway through to:

KITCHEN

Ceramic tiled flooring. A range of floor standing and wall mounted cupboard and drawer units with granite effect roll top work surfaces over. Space for oven. Space for Fridge/freezer. UPVC double glazed window overlooking the rear garden. Tiled splashback. Stainless Steel sink unit with draining board and mixer tap over.

UTILITY ROOM

BATHROOM

Ceramic tile flooring. Bath with shower attachment over. Part tiled walls. Pedestal wash hand basin. UPVC double glazed obscured window to rear elevation.

LIVING ROOM

An impressive main reception room with UPVC double glazed window to front elevation, inglenook ornamental fireplace. Radiator. Beamed ceiling.

FIRST FLOOR

Landing with doors leading to both bedrooms

BEDROOM ONE

A very spacious main bedroom with UPVC double glazed window to front elevation. Radiator. Loft access.

GARAGE

A very spacious garage with electric roller door.

BEDROOM TWO

Another really well proportioned double bedroom with UPVC double glazed window to front elevation, Radiator.

OUTSIDE

To the front of the property there's a pleasant low maintenance enclosed courtyard and to the side of this there's a generous parking area suitable for one or two vehicles. this leads directly into the garage.

TO THE REAR

Undoubtedly one of the most striking and impressive elements of the property, the rear garden at Laity Road is remarkably spacious and incredibly private, fully enclosed and enjoys sunshine throughout the day. The garden is predominantly laid to lawn, is walled to three sides. There are a range of shrubs and plants to the border. there's a garden shed, trampoline and Hottub. There's also gated pedestrian access to the rear lane.

DIRECTIONS

From our offices in Camborne, proceed along Trelowarren street to its conclusion. turn right, and follow the road until the mini roundabout, turning left through the first exit. Proceed along Trevu Road, leading into Beacon, and continue all the way through the village. Keep travelling

along the same road, which enters the Village of Troon. continue for approximately 800 yards, turning right into Pendarves Street. After approximately 100 yards, turn right into Laity Road, and the property will be identified on the right hand side by our for sale board.

Laity Road, Troon, Camborne, TR14 9EL

Floor 0

Floor 1

Approximate total area(1)

96.1 m²

1035 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.

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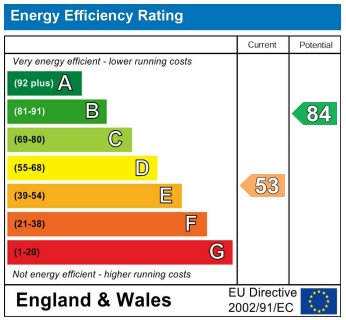

Needing To Sell?

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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