

Higher Pengegon

Pengegon

Camborne

TR14 7UA

Offers In Excess Of

£300,000

- VERY SPACIOUS 3/4 BEDROOM PROPERTY WITH SUPERB LOFT ROOM
- LOFT ROOM PREVIOUSLY UTILISED AS A DOUBLE BEDROOM
- SUPERB SPACIOUS LIVING ROOM/DINING ROOM
- FABULOUS EXPANSIVE CONSERVATORY CURRENTLY USED AS A FORMAL DINING ROOM
- MODERN KITCHEN
- PRIVATE SECURE SUNNY, LOW MAINTENANCE GARDENS
- EXCELLENT MASTER BEDROOM WITH EN-SUITE W.C.
- TWO FURTHER FIRST FLOOR BEDROOMS
- SUPERBLY PRESENTED THROUGHOUT
- SCAN QR CODE FOR MATERIAL INFORMATION







Millerson

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Tenure - Freehold

Council Tax Band - C

Floor Area - 1130.00 sq ft


3


3


2


C77

DESCRIPTION

A quite deceptive semi-detached property with spacious and flexible accommodation to include a modern Kitchen, Particularly spacious Living room/Dining room, a very generous light filled Conservatory/Dining room with a separate Utility area, along with a ground floor W.C. On the first floor there are Three Bedrooms and Family bathroom, including an impressive Master Bedroom with En-Suite W.C.. In addition, there's a full staircase leading to the first floor, with a door opening into a fantastic light filled loft room, which has been utilised as a double bedroom in the past. Externally there's ample parking for three or fours cars to the front, along with a remarkably private enclosed garden to side and rear. Situated in a tucked away private courtyard location, shared with just three other properties, this 'Hidden Gem', is sure to appeal to a wide range of buyers.

LOCATION

This spacious property is set back from Higher Pengegon, within an attractive off road Courtyard setting. 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, Gwithian, and Porthtowan, all located within 7 miles.

ACCOMMODATION IN DETAIL

All measurements are approximate, and measured by LiDAR.

ENTRANCE

UPVC double glazed composite door opening into:

ENTRANCE HALL

Oak effect laminate flooring. Door opening into Kitchen. Stairs rising to first floor. Door opening into Living room/Dining room. Door opening into W.C. Radiator. Cloaks storage cupboard.

KITCHEN

A well equipped and modern Kitchen with Oak effect laminate flooring. A range of floor standing and wall mounted cupboard and drawer units with oak effect work surfaces over. Integrated oven with four ring gas hob and extractor fan over. Integrated Microwave. Integrated fridge/Freezer. Integrated Dishwasher. One and a half bowl stainless steel sink unit with drainer board and mixer tap over. UPVC double glazed window to front elevation. Metro tiled splashback to three sides.

W.C.

Oak effect laminate flooring. Low level W.C. Pedestal wash hand basin. UPVC double glazed obscured window to side elevation.

LIVING ROOM/DINING ROOM

A really spacious and impressive dual aspect room with the option of enjoying both living and dining space. UPVC double glazed window to side elevation. UPVC double glazed window to rear elevation. Radiator. UPVC double glazed French doors leading through to Conservatory/Dining room.

CONSERVATORY/DINING ROOM

Another generous room, which can be used for multiple purposes. Currently utilised as a sun filled Dining room, with plenty of room for large dining table and chairs. UPVC double glazed windows to three sides. Oak effect laminate flooring. UPVC double glazed French doors leading out into the garden. there's also a very useful recessed area to the rear of the room which has space and plumbing for washing machine and tumble dryer, with work surface over. Radiator to side wall.

FIRST FLOOR

Stairs ascend to a generous landing, with doors opening into three Bedrooms and family Bathroom. Further stairscase to second floor.

BEDROOM ONE

A superb master suite with UPVC double glazed window to rear elevation. Radiator. Fitted double wardrobe. further storage cupboard. Door opening into:

EN-SUITE W.C.

A lovely addition to the main bedroom, a former Shower room, which has been converted into a generous W.C. Oak effect laminate flooring. His and hers wash hand basins. UPVC double glazed obscured window to rear elevation. Low level W.C.

BEDROOM TWO

Another generous double bedroom with UPVC double glazed window to front elevation. Radiator.

BEDROOM THREE

Currently set up as a home office, a generous bedroom with UPVC double glazed window to side elevation. Radiator.

FAMILY BATHROOM

Tile effect Vinyl flooring. A white suite comprising 'P' shaped bath with plumbed shower unit over. All in one vanity unit with low level W.C. and wash hand basin with a range of cupboards. UPVC double glazed obscured window to front elevation. Wall mounted towel rail. Part tiled wall to three sides.

SECOND FLOOR

A further flight of steps leads up to a folding door, which opens into a fabulous, light filled room which has previously been utilised as a







sizeable double bedroom. this spacious room can be used in a number of ways, as a home, office, Gym, or further bedroom space if required. UPVC double glazed window to side, with two Velux windows above provide an abundance of natural light. Radiator.

OUTSIDE

to the front of the property there's a generous courtyard set up providing parking for up to four vehicles. Gated access to the side of the property leads to the side and rear garden.

SIDE AND REAR GARDENS

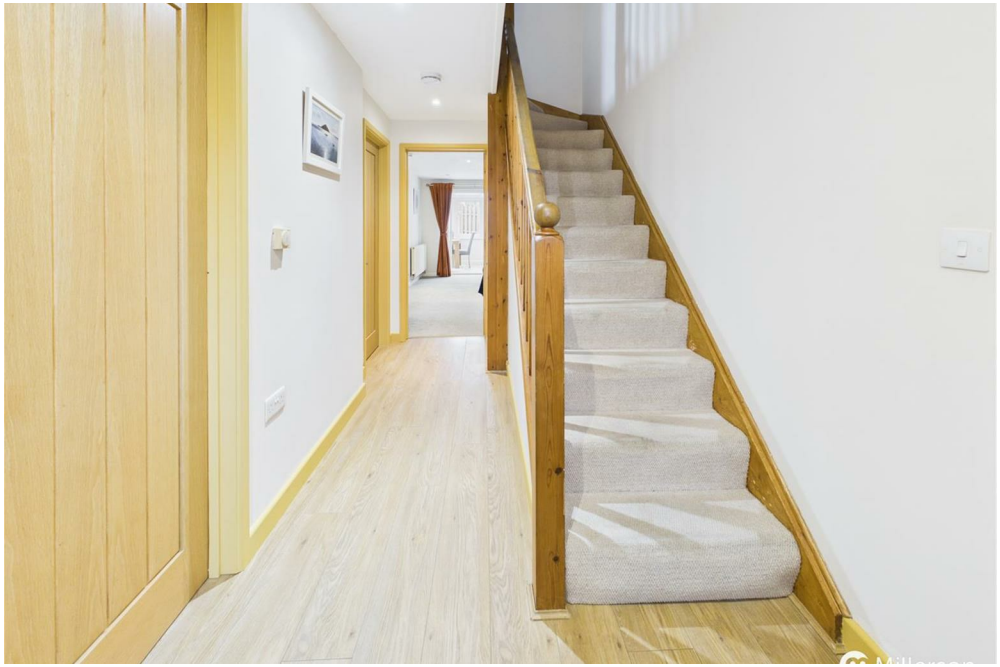
The gardens are accessed from either the Conservatory or to the side of the front elevation. of low maintenance design, the gardens are a real stand out feature of the property, offering space, privacy plenty of sun. Secure to all sides, there is a stone paved area, perfect four outside dining, and a further stone chipped area leading to the borders. To the side of the property there's a level artificial lawn, with a stone paved pathway along side leading back to the front of the property. There's also a recessed area housing a well proportioned timber garden shed presented in good order with power and light, providing excellent outside storage, which will be left by the current vendors.

DIRECTIONS

From our offices proceed along Trelowarren Street, turning left at its conclusion into Wesley Street. At the roundabout take the second exit and proceed through the traffic lights on to Kerrier way. Follow this road for approximately four hundred yards, turning right into Lower Pengegon. Follow this road for approximately four hundred yards, turning left into Higher Pengegon. From here the property will be found on the right hand side, set back from the road.

MATERIAL INFORMATION

Verified Material Information
Costs and tenure
Tenure: Freehold
Council tax band: C
EPC rating: C
The building
Semi-detached house, standard construction
Services
Mains electricity









Higher Pengegon, Pengegon, Camborne, TR14 7UA

Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone great, Three good, EE ok
Parking: Driveway and Private
Not in a controlled parking zone
No disabled parking available
Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Title register restrictions (CL243287):
- The ownership does not include the mines and minerals deep underground, as these were kept by a previous owner in 1912.
- There are restrictive covenants, which are rules limiting how the land can be used, contained in a 2007 document.
- The owner has a duty to follow existing rules and protect the seller from any costs if those rules are broken, which is a standard legal promise called an indemnity covenant.
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
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)

105 m²
1130 ft²

Reduced headroom

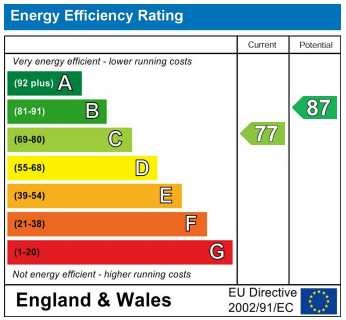
3.6 m²
39 ft²

(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.

GIRAFFE360



Needing To Sell?

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

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Contact Us On The Details Below To Arrange A Valuation

Here To Help

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