



# Horsedowns Camborne TR14 0NL

Offers Over £425,000

- STUNNING 3/4 BEDROOM 3 BATHROOM FAMILY HOME
- BEAUTIFUL RURAL LOCATION
- IMPRESSIVE GARDENS AND GROUNDS
- BRAND NEW CENTRAL HEATING SYSTEM WITH TEN YEAR WARRANTY
- TWO BEDROOMS WITH EN-SUITE FACILITIES
  - 33FT LIVING ROOM
- PARKING FOR MULTIPLE VEHICLES
  - GARAGE
- RECENTLY REFURBISHED THROUGHOUT
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 1529.00 sq ft



4



3



2



D61

#### DESCRIPTION

Situated in Horsedowns close to the village of Leedstown is this well proportioned, three/four bedroom detached house. The residence, which has been extensively renovated in recent times to a superb standard, with a wonderful high quality kitchen, along with an excellent four piece En-suite Bathroom to the Master bedroom with underfloor heating. the property is presented for sale in excellent decorative order throughout and benefits from double glazing and a brand new oil fired central heating system with ten year warranty. A real feature of the property is the wonderful outside space with superb gardens which offer plenty of sunshine and seclusion. There's extensive parking for a numerous vehicles. In brief, the accommodation comprises of conservatory, lounge, kitchen, dining room/bedroom four, utility room, integral garage, inner hall, bathroom and completing the ground floor is bedroom three. All ground floor has porcelain tiles throughout. On the first floor there are two bedrooms both boasting en-suite shower rooms and walk-in wardrobes

#### LOCATION

Horsedowns is a charming and sought after hamlet nestled in glorious countryside, offering a wide network of beautiful walks.

The nearby village of Leedstown itself is well regarded and has facilities that include a local primary school, village shop and public house. It is conveniently positioned for both the North and South coasts of Cornwall with its stunning beaches, dramatic cliff top walks and coves. The towns of both Helston and Hayle are but a short drive away with their more extensive amenities including national stores and secondary schooling. Medical centre at Praze.

#### ENTRANCE

Steps up and door to:

#### CONSERVATORY

15'0" 9'0" x 6'0" (4.57 2.74 x 1.83)

A dual aspect room with outlook over the patio and front garden. Blue tinted, self cleaning glass roof/window blinds. Tiled floor, door to kitchen and folding doors to:

#### LOUNGE

33'0" 3'0" x 12'0" 3'0" (10.06 0.91 x 3.66 0.91)

A wonderfully spacious room which offers plenty of room to use as a Lounge/Dining room if required. This fabulous room benefits from a feature Nibe Contura wood burner which acts as a focal point with a wood store under and granite attractive hearth. Tiled floor. Stairs to first floor. Television point. Telephone point. Internet point (BT). Open access through to conservatory. Door to inner hall and French doors open out on to the rear garden.

#### KITCHEN

13'0" x 8'0" (3.96 x 2.44)

An attractive, stylish kitchen with Apollo slab tech work top surfaces incorporating a one and a half bowl sink unit crafted from Purquartz with drainer and Franke Wave hose style mixer tap over. High gloss grey cupboards and drawers under and wall cupboards over. Built-in appliances include Neff electric oven, Smeg LPG hob with AEG extractor hood over and integral 'Neff' fridge. Tiled splashbacks and glass splashback over hob. Tiled floor. Low level mood lighting. Spotlighting. Outlook to the front. Partially tiled walls and door to:

#### DINING ROOM/BEDROOM 4

12'3" x 8'3" (3.73 x 2.51)

French doors to the rear garden. Television point. Telephone point. Heating and water controls. Oil tank Watchman. Switch to back garden light. This room could also be used as a Fourth bedroom. Tiled floor and steps down and door to:

#### UTILITY ROOM

8'3" x 8'3" (2.51 x 2.51)

Work top surface incorporating a sink unit with drainer and spring mixer tap over. There are cupboards under, a broom cupboard and space for a dishwasher, tumble dryer, fridge/freezer and freezer. Plumbing for washing machine. Spotlighting. electric cupboard with consumer unit and timer for the outside light. Tiled floor and a frosted window to the side. Door to:

#### GARAGE

18'0" x 8'9" (5.49 x 2.67)

Up and over door. Power. Door to utility. Fibre glass roof.

#### INNER HALL

Door to bedroom three and door to:

#### BATHROOM

Attractive suite comprising of a bath with mixer tap and shower attachment, close couple WC, wash hand basin with mixer tap and drawer under along with a shower cubicle with electric shower. Heated towel rail. Mirror with shaving socket and LED surround lighting and demister. Tiled floor. Tiled walls and a frosted window to the side.

#### BEDROOM THREE

12'0" x 11'3" (3.66 x 3.43)

An excellent double bedroom with uPVC double glazed windows overlooking the rear garden. Television point.

#### STAIRS AND LANDING

Aluminium stair gate at bottom. Ash staircase with stainless steel spindles ascends to the first floor landing with skylight and wall lighting. Doors to both remaining bedrooms.

#### MASTER BEDROOM

13'6" x 12'3" (4.11 x 3.73)

A fabulous principle suite with an outlook to the rear garden. Walk-in wardrobe area. Television point. Black out blinds. Door to:

#### EN-SUITE BATHROOM

Comprising bath with mixer tap over, wash hand basin and mirror with mixer tap over and drawer under. Shower cubicle with plumbed rain head and separate shower head along with close coupled WC. Tiled walls. Tiled floor. Skylight and under floor heating.

#### BEDROOM TWO

13'6" x 11'0" (4.11 x 3.35)

Outlook to the front and having a walk-in wardrobe area. Television point. Built-in cupboard having access to plumbing for both showers and door to:

#### EN-SUITE SHOWER ROOM

Shower from oil boiler comprising of a shower cubicle, close coupled WC, wash hand basin with mixer tap and cupboard under. Tiled walls. Tiled floor. Skylight and under floor heating.

#### OUTSIDE

The outside space is a real feature of the property. To the front of the residence a driveway provides parking for a number of cars and leads to a garage. The front garden is mainly laid to lawn with well-established shrubs and plants along with a pleasant pond with cascading water feature and a miniature mock Cornish mine engine house. The current vendors of the property have made significant additions outside, with a wonderful 4 Metre X 3 Metre Log Cabin in the front garden with an air conditioning unit installed providing heating and cooling. In addition there's also a useful Greenhouse. In the back garden there is a pleasant summerhouse along with two timber sheds. There is



a light outside the front door and blue LEDs at the bottom of the wall and up the steps to front door on timers. There is a 'Dusk 'til Dawn' light on the end of the garage. In front of the property is a raised patio area which would seem ideal for Al Fresco dining. To the rear of the residence the garden is designed with low maintenance in mind and is laid with stone chippings. The Oil fired boiler and Oil tank (1200 litres) are also here. There is also a side entrance with gate to back garden.

### MATERIAL INFORMATION

Verified Material Informatio  
 Council Tax band: Tenure: Freehold  
 Property type: House  
 Property construction: Standard construction  
 Energy Performance rating: D  
 Number and types of room: 4 bedrooms, 3 bathrooms, 2 receptions  
 Electricity supply: Mains electricity  
 Solar Panels: No  
 Other electricity sources: No  
 Water supply: Mains water supply  
 Sewerage: Septic tank  
 Heating: Oil-powered central heating is installed.  
 Heating features: Wood burner  
 Broadband: FTTP (Fibre to the Premises)  
 Mobile coverage: O2 - OK, Vodafone - OK, Three - Good, EE - OK  
 Parking: Garage, Driveway, Gated, Off Street, and Private  
 Building safety issues: No  
 Restrictions - Listed Building: No  
 Restrictions - Conservation Area: No  
 Restrictions - Tree Preservation Orders: None  
 Public right of way: No  
 Long-term area flood risk: No  
 Historical flooding: No  
 Flood defences: No  
 Coastal erosion risk: No  
 Planning permission issues: No  
 Accessibility and adaptations: None  
 Coal mining area: No  
 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.





**Ground Floor**

**First Floor**

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	<b>73</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

