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Beacon, Camborne

Asking Price £260,000

- THREE BEDROOM SEMI-DETACHED FARMHOUSE IN BEAUTIFUL GARDENS AND GROUNDS
- LAPSED PLANNING PERMISSION FOR TWO BEDROOM EXTENSION
- DETACHED GARAGE
- DETACHED WORKSHOP
- BEAUTIFUL RURAL LOCATION
- LOTS OF RETAINED ORIGINAL FEATURES
- SUPERB RECENTLY ADDED CONSERVATORY

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FOR
SALE



Price £260,000 Freehold

Millerson are proud to offer for sale this superb three bedroom semi-detached farmhouse in beautiful rural surrounding boasting quite beautiful gardens and grounds. The property offers flexible and spacious accommodation briefly comprising farmhouse style kitchen with space for table and chairs, living room, utility room, ground floor shower room, ground floor double bedroom, superb conservatory along with two further double bedrooms and family bathroom on the first floor. The property also benefits from lapsed planning permission to extend, creating a four bedroom, two bathroom family home, and there is clearly space and potential to extend subject to all necessary planning consents. The property is situated in an idyllic rural location benefitting from beautiful countryside views and an exquisite garden with a number of attractive areas to enjoy. There are also numerous outbuildings to the property to include a detached garage and several sheds, outhouses and greenhouses. The property is well presented throughout and retains many attractive original period features.

Due to the wonderful location, spacious rooms and glorious gardens, early viewing is highly recommended.

ACCOMMODATION (All dimensions are approximate)

ENTRANCE

Timber door opening onto:

FRONT PORCH

Leaded windows to three sides. Shelving. Glazed door through to:

KITCHEN/DINING ROOM

4.14m x 3.02m (13'7" x 9'11")
Terracotta ceramic tiled floor. Space for table and chairs. A range of floor standing and wall cupboard and drawers units with wood effect roll top worksurfaces with tiled splashback surround. One and a half bowl ceramic sink and drainer with mixer tap over. Space for oven with extractor fan over. Wood burner on raised plinth. Space for fridge. Built-in cupboards. uPVC double glazed window to front elevation enjoying delightful views over the garden. Loft hatch. Door to living room and door to:

UTILITY AREA

3m x 1.42m (9'10" x 4'8")
Tile effect laminate flooring. Space and plumbing for washing machine. Space for tumble dryer. Space for fridge/freezer. Airing cupboard with wooden slatted shelving. Cloaks hanging space. uPVC double glazed window to front aspect overlooking the garden. Glazed door through to garden. Door to:

SHOWER ROOM

2.84m x 1.98m (9'4" x 6'6")
Tile effect laminate flooring. Corner shower cubicle with electric wall mounted shower over, low level WC and inset wash hand basin. uPVC

double glazed obscure window to side elevation. 'Worcester Heatsave' boiler. Cloaks hanging space. Loft hatch. Extractor fan.

LIVING ROOM

4.1m x 3.56m (13'5" x 11'8")
A superbly presented room with oak effect laminate flooring. Impressive Inglenook feature fireplace. uPVC double glazed leaded window to front elevation with lovely views over the garden. Exposed timbers. Ceiling rose. Door to:

FRONT HALLWAY

Doors to living room, bedroom 3 and conservatory. Stairs to first floor. Understairs cupboard and radiator.

CONSERVATORY

4.57m x 3.05m (15' x 10')
A truly stunning conservatory with uPVC double glazed windows to three sides along with glazed door out to the garden. Polycarbonate roof. Oak effect laminate flooring. Stunning views over the garden.

BEDROOM THREE/FORMAL DINING ROOM

4.06m x 3.1m (13'4" x 10'2")
A superb room benefitting the property with flexibility as the room could either be used as a third double bedroom or as a formal dining room. Fireplace with inset coal effect fire with wooden surround and mantle. Radiator. Original architrave and original ceiling rose. uPVC double glazed leaded window to front elevation.

FIRST FLOOR LANDING

Doors to bedrooms 1 and 2 along with family bathroom. Loft hatch.

BEDROOM ONE

4.04m x 3.02m (13'3" x 9'11")
A lovely light room with superb countryside views. Original ornamental Victorian fireplace. Radiator. Triple built-in wardrobes. Ceiling rose. uPVC double glazed window to front elevation.

BEDROOM TWO

3.89m x 2.72m (12'9" x 8'11")
Another superb double room with fantastic countryside views. Built-in double wardrobe. uPVC double glazed leaded window to front elevation. Radiator.

BATHROOM

A white suite comprising a panelled bath, low level WC and vanity unit with inset wash hand basin. Chrome heated towel rail. Part tiled walls to four sides. uPVC double glazed leaded window overlooking the garden.

OUTSIDE

To the rear of the property there is a large parking area

providing space for up to six cars, parked in rows of three. Oil tank. Pedestrian access around to the side and front garden. A very well proportioned and absolutely beautiful front garden with a range of different areas to enjoy throughout the day. There are two main lawned areas separated by a Cornish dry stone wall with a number of mature well maintained blossoming plants and flowers to borders. There is a well-stocked ornamental pond and a good range of outbuildings to include block built garage with external dimensions of 19' x 11' which is currently used as a workshop which benefits from double stable doors to the front providing vehicular access. There is a further garden shed of approximate external dimensions of 12' x 8' and a potting shed of approximate dimensions of 6' x 5'. A pitched roof greenhouse with external dimensions of 8' x 6'. All the other gardens have been beautifully maintained by the current vendors and enjoys peace, seclusion and tranquillity along with delightful views over the neighbouring farmland.

SERVICES

Mains water, oil fired central heating, private drainage (however we have not verified connection)

VIEWING

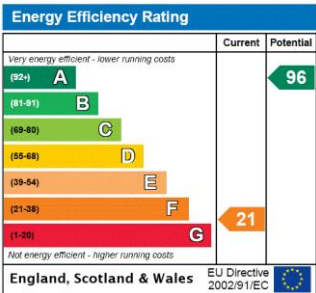
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 Email: **camborne@millerson.com**

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