



4 Coswinsawsin
Lane

4 Coswinsawsin Lane

Carnhell Green, Camborne, TR14 0LW

Camborne 2 miles Camborne West A30(T) 3 miles Hayle 5.5 miles

- 2 Reception Rooms
- Fine Kitchen
- Utility Room & WC
- 3 Double Bedrooms (1 En Suite)
- Bathroom
- Garden
- 13 Photovoltaic Panels
- Recreational Field

Guide price £420,000

SITUATION

Coswinsawsin is an attractive rural hamlet of a cluster of properties sited at the end of a no-through country lane. The nearest villages are Carnhell Green and Barripper with local facilities and amenities including public houses, post office and stores, primary school, village hall and so forth. These are supplemented further by the town of Camborne about 2 miles to the north east. At Camborne there is a station on the London Paddington line and just to the north of the town are junctions onto the A30(T).

DESCRIPTION

The approach to 4 Coswinsawsin Lane is over a private drive which neighbours have access. Lined with shrubs and trees including Azaleas, Camellias and Laurel, which leads to a recently created and expansive parking and turning area for a number of vehicles situated to the front of the property.

4 Coswinsawsin Lane presents to the open market a delightful attached period house which is superbly presented having been the subject of an upgrading and improvement programme in recent years which sympathetically balances its period features with contemporary high living standards an appointment to view is highly recommended to fully appreciate the accommodation on offer.

On the ground floor is a fine Entrance Hallway with doors off to the two front Reception Rooms and an excellent Kitchen. On the right is a well-proportioned Sitting Room with fireplace with wood-burner set on a slate hearth with Victorian fireplace surround and mantle a fine room. On the left is the Dining Room which again is well-proportioned and boasts an



A beautifully presented & quality attached three bedroom period house with gardens & adjoining land total about two acres





open Victorian fireplace as a central feature. The Kitchen has a matching range of modern base and eye-level kitchen units with rolled worktop surfaces to splashback tiling and with inset single drainer sink unit with vegetable bowl and mixer tap, integral freezer and separate integral refrigerator and larder cupboard.

Off the Kitchen is a Side Hall with stable style door to the outside as well as doors off to a useful Utility Room with stainless steel single drainer sink unit with mixer tap with cupboards under and worktop surfaces to the side, matching eye-level cupboards and space and plumbing for washing machine and a Cloakroom.

THE GARDENS AND COURTYARD

Immediately to the front of the house is a fence and evergreen enclosed level lawn Garden intersected with a stone chipped pedestrian path and seating area. To the rear, approached via a side gate or door from the side hall, is a wall enclosed level stone chipped Courtyard Area with outside water tap and oil-fired combi boiler.

THE RECREATIONAL FIELD

The field with 4 Coswinsawsin Lane is a particular feature of the sale. It is most attractive and includes a number of tree standards including Horse Chestnuts and Sycamore as well as Sweet Chestnut, Medlar and fruit trees and a fenced Vegetable Garden area with Garden Shed. The field offers much potential for a variety of uses such as for a small-holding with perhaps the erection of polytunnels, subject to all necessary consents and approvals, re-enclosure for animals and even equestrian use.

In total, 4 Coswinsawsin Lane extends to about two acres.

FIXTURES AND FITTINGS

Please note that the electric Aga and cooker in the Kitchen are excluded from the sale, but may be available by way of additional negotiation.

FLYING FREEHOLD

Part of the property is a flying freehold.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

From Camborne take the B3303 towards Helston and Praze an Beeble. On the outskirts of the town, turn right towards Penponds. Drive out of the town, pass the school and continue on to Barripper. Drive through the village, up the hill and on the brow of the hill turn right into Coswinsawsin Lane (no-through road). Drive to the hamlet. In the centre, opposite the original hand water pump, is a 5-bar timber gate which opens to a straight driveway which leads up to 4 Coswinsawsin Lane.

SERVICES

Mains water and electricity connected. 13 Photovoltaic panels linked to the feed in tariff. Oil-fired central heating via combi-boiler. Shared private drainage. Double glazed. TV and telephone points.



These particulars are a guide only and should not be relied upon for any purpose.



Stags

Stags Estate Agents, 61 Lemon Street,
Truro, Cornwall, TR1 2PE

Tel: 01872 264488

truro@stags.co.uk

