

Carnmeor Cottage

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Black Rock, Camborne, Cornwall, TR14 9NG

Crowan ½ mile Praze an Beeble 1.5 miles Camborne and Helston 4 miles

A most attractive period cottage with chalet, garden, detached garage, various outbuildings and land forming a fine smallholding – total about 10.34 acres

- 2 Reception Rooms
- 4 Bedrooms, En Suite Bathroom & Shower Room
- Chalet
- Fenced Vegetable Garden, Polytunnel & Greenhouse
- Livestock Barn
- Kitchen & Utility Room
- Garden
- Orchard
- 5 Pasture Fields & Deciduous Woodland
- Freehold. Council Tax Band C

Guide Price £699,950

SITUATION

Carnmeor Cottage is rurally situated about half a mile from the local village of Crowan and 1.5 miles from Praze an Beeble which offers a range of local facilities and amenities. The towns of Camborne and Helston are about 4 miles to the north and south. From Camborne there is a junction onto the A30(T) and a station on the London Paddington line.

INTRODUCTION

The sale of Carnmeor Cottage presents an opportunity to purchase a gem of a smallholding. There are a number of property assets including a fine well-presented four bedroom period cottage with timber chalet (see Town and Country Planning below), walled cottage garden, good workshop and store (previously Garage Building), various outbuildings, a fine detached block livestock barn, polytunnel, vegetable garden with greenhouse and raised beds, orchard and five pasture fields together with a block of attractive deciduous woodland – in all totalling about 10.34 acres.

THE COTTAGE

The cottage is well-presented having been the subject of an upgrading and improvement programme over the last few years and which today presents good quality accommodation which blends the old with the new. The old includes period fireplaces, old bread oven space and part exposed ceiling timbers, and the new a modern shaker style kitchen, new ceiling timbers, slate wood effect tiling over the ground floor with underfloor heating, downlighters, new bathroom and shower room, wiring ready for electric blinds, extensively fitted with internet networking sockets back to hub in the office and so forth.

A part glazed front door opens to a Dining Room with cealed original granite fireplace and breast with recessed cupboard and bookshelving to side which opens to a Living Room with old fireplace with massive granite beam over and housing wood-burner on tiled hearth with old bread oven space, ceiling timbers and recessed cupboard to the side.







The Kitchen presents a range of matching base and eye level modern units with granite worktops and includes an inset ceramic single drainer sink unit with vegetable bowl and mixer tap, integral dishwasher, display cabinet and electric/LPG Rangemaster cooker with extractor over, electric Velux and door to shelved Cupboard.

Off the Kitchen is a small walk-through Lobby with base level cupboards which opens to a useful Utility Room with further cupboards with worktops and single drainer sink unit with flexible mixer tap, space and plumbing for washing machine and stable style door to outside. Also on the ground floor is a Bedroom with adjacent En Suite Bathroom with corner curved panelled bath, modern vanity washbasin, double mirror fronted bathroom cabinet, wc and underfloor heating.

On the first floor, off a rear Landing with electric velux, is a Main Bedroom with electric velux and fitted bedroom furniture; Shower Room with electric underfloor heating, walk-in tiled shower with rainshower and handheld shower, contemporary vanity washbasin, close coupled wc and chrome wall mounted towel radiator; and two other Bedrooms – one currently used as an Office.

THE GARDEN

To the front is a level garden laid mainly to lawn with cherry and apple trees, border flower and shrub beds and at the rear is a further area of level lawn garden.

THE CHALET

An insulated timber and galvanised iron Chalet with outside decked area, interior Kitchenette Area and a separate Shower Room with shower, wc and washbasin.

TOWN AND COUNTRY PLANNING

An application is being made (July 2026) made to Cornwall Council Planning Department for a Certificate of Lawful Existing Use or Development for the use of the Chalet Building as ancillary accommodation to the house.

THE WORKSHOP/STORE BUILDING

A detached block and artificial slate building currently divided into a Workshop with power and electricity with adjacent Store Room with double aspect. This building has been previously used as a detached garage and there are double vehicular doors at the gable end.

VARIOUS OUTBUILDINGS

These include a block Pump House with borehole equipment; a timber Potting Shed; and a block Store Shed with adjacent timber and wire mesh Chicken House.

VEGETABLE GARDEN AND ORCHARD

A post, rail and sheep net and low stone wall fenced Vegetable Garden with raised beds, gooseberry, blackcurrant, red currant, blueberries and timber framed Greenhouse. Adjacent Polytunnel about 14'3 X 18'6 (base level). Adjacent is an Orchard with a number of fruiting apple trees (eaters and cookers) as well as a pear and a plum tree.

LIVESTOCK BARN

With internal useful higher level storage (no ladder). Two pairs of wide doors opening to the Orchard and providing direct access to field.

THE LAND

The land with Carnmeor Cottage comprises five adjoining pasture enclosures which adjoin to the south and are on a gentle south facing aspect. The fields lead down to a block of deciduous woodland. There is a public footpath which crosses part of the southern land. NB: The highlighted boundaries on the drone image are for illustration and identification purposes only.

VIEWING

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

DIRECTIONS

From Praze an Beeble, take the B3303 southwards towards Helston and after about a mile, turn left towards Crowan in the shallow valley. Drive to Crowan, pass the church on the left-hand side and follow the road up to the top of the hill. Just over the brow, turn right into a stone lane. Drive down the stone lane, pass the farmhouse, follow the around to the left to Carnmeor Cottage.

SERVICES

Mains electricity connected. Private shared borehole water supply – a new (August 2025) and shared with the neighbouring property - Carn Skyber Lodge. Oil-fired central heating – underfloor heating to the ground floor and radiators to the first floor. Electric underfloor heating in the Shower Room. Private drainage. Broadband: Standard and Ultrafast available (Ofcom). Mobile: 02 and Three good outdoors: EE and Vodaphone variable outdoors (Ofcom).



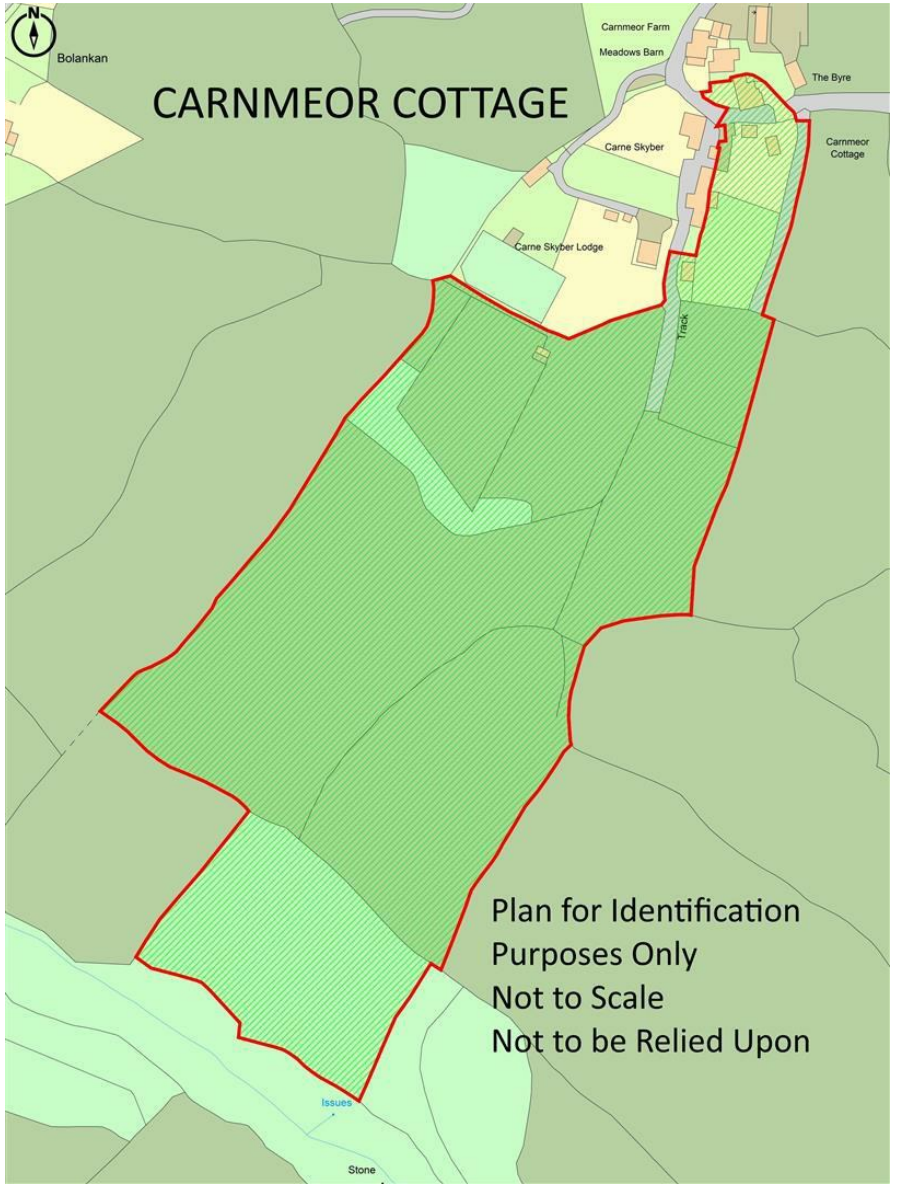




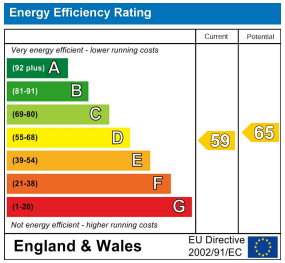
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Approximate Area = 1264 sq ft / 117.4 sq m
Chalet = 237 sq ft / 22 sq m
Garage = 223 sq ft / 20.7 sq m
Outbuildings = 403 sq ft / 37.4 sq m (excludes chicken house)
Total = 2127 sq ft / 197.5 sq m
For identification only - Not to scale









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