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**Glassons Yard,
Praze, Camborne**

**Offers in Excess of £300,000
Freehold**





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Property Introduction

Located within the heart of this popular village located south of the major town of Camborne, 'Topsy Turvy Cottage' is believed to date from the early 1800's. Having many character features, this reverse accommodation cottage offers three bedrooms with the principal bedroom having an en-suite on the ground floor. Turning stairs lead to the first floor where there is an open plan triple aspect living space which is split level and focuses on a wood burning stove. There are open beamed ceilings, exposed stone walling and set to one side is a fitted kitchen. Leading off from the living area, French doors open onto an extensive balcony ideal for outside entertaining and there is also a bathroom accessed from the top of the stairs. The windows are double glazed and there is an oil fired central heating system supplying radiators. Approached from the rear, one will find an attractive courtyard style garden and an allocated parking space is available in Glassons Yard.

In summary, an amazing character property which requires a closer inspection to be fully appreciated, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

The village of Praze an Beeble is some three miles south of the town of Camborne. Within a short walk there is access to the Clowance Estate Resort which occupies 97 acres of landscaped grounds and features a lakeside restaurant open to the general public. The village has an historic local public house which is a stone's throw from the property, a doctors surgery, village shop and Post Office together with schooling for younger children.

The nearby historic town of Camborne offers a mix of national and local shopping outlets, there are major banks and a mainline railway link to London Paddington and the north of England together with schooling for older children and direct access onto the A30 trunk road. Hayle on the north coast which is famed for its miles of golden sandy beaches and Truro, the administrative and shopping centre of Cornwall together with Falmouth on the south coast which is Cornwall's university town are all within an easy commute.

ACCOMMODATION COMPRISES

Stable door opening to:-

HALLWAY

With part exposed stone, radiator and recessed turning staircase to the first floor. Recess with plumbing for an automatic washing machine and door opening to an extensive storage area featuring a window to the front elevation. Ledge and brace doors open off to:-

PRINCIPAL BEDROOM 9' 1" x 7' 7" (2.77m x 2.31m) plus recess

Small pane double glazed window incorporating a window seat. Recessed hanging space and display alcove. Radiator. Doorway through to:-

EN-SUITE BATHROOM

Close coupled WC, pedestal wash hand basin and panelled bath. Half wood paneling to walls, storage area and radiator.

BEDROOM TWO 11' 1" x 9' 7" (3.38m x 2.92m) max. measurements

Small pane double glazed window incorporating a window seat. Two door wardrobe and radiator.

BEDROOM THREE 10' 0" x 7' 10" (3.05m x 2.39m) maximum measurements, irregular shape

Small pane double glazed window. Two door wardrobe with grant oil fired boiler. Radiator.

FIRST FLOOR OPEN PLAN LIVING AREA 18' 10" x 10' 6" (5.74m x 3.20m) maximum measurements

PLUS 17' 6" x 16' 0" (5.33m x 4.87m) maximum measurements

Enjoying a triple aspect with double glazed windows to the front side and rear. Focusing on a semi-recessed multi fuel stove set on a slate hearth, the lounge area is separated by a balustrade with split level flooring leading to the dining area, there is a canopy beamed ceiling with inset spotlighting and French doors open out onto the balcony. Three radiators. Squared archway opens to the kitchen which has a small pane double glazed window. The kitchen is fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporates an inset stainless steel one and a half bowl sink unit with mixer tap. Cooker point, recessed Rayburn (non-functional) ceramic tiled floor and beamed ceiling with spotlighting. Exposed stone walling.

BALCONY 9' 7" x 6' 10" (2.92m x 2.08m)

Ideal for outside entertaining and enjoys a rural outlook.

BATHROOM

With a coloured glass single glazed internal window. Close coupled WC, wall mounted wash hand basin and paneled bath with electric shower over. Extensive ceramic tiling to walls and towel radiator.

OUTSIDE FRONT

From the front of the property, there is a paved courtyard/pathway leading to the neighbouring property which is owned by the owner of Glassons Yard. This is also a right-of-way.

REAR GARDEN

The rear garden is enclosed, attractively planted with a range of mature shrubs and raised beds and features a stone barbecue.

SERVICES

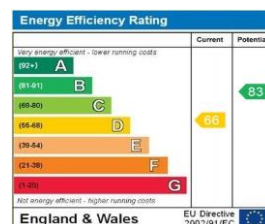
The property benefits from mains electricity, mains drainage and mains water which is metered.

AGENT'S NOTE

Please be advised the council tax band for the property is band 'C'. An allocated parking space is available in Glassons Yard. Within a short walk there is access to the Clowance Estate Resort which occupies 97 acres of landscaped grounds and features a lakeside restaurant open to the general public.

DIRECTIONS

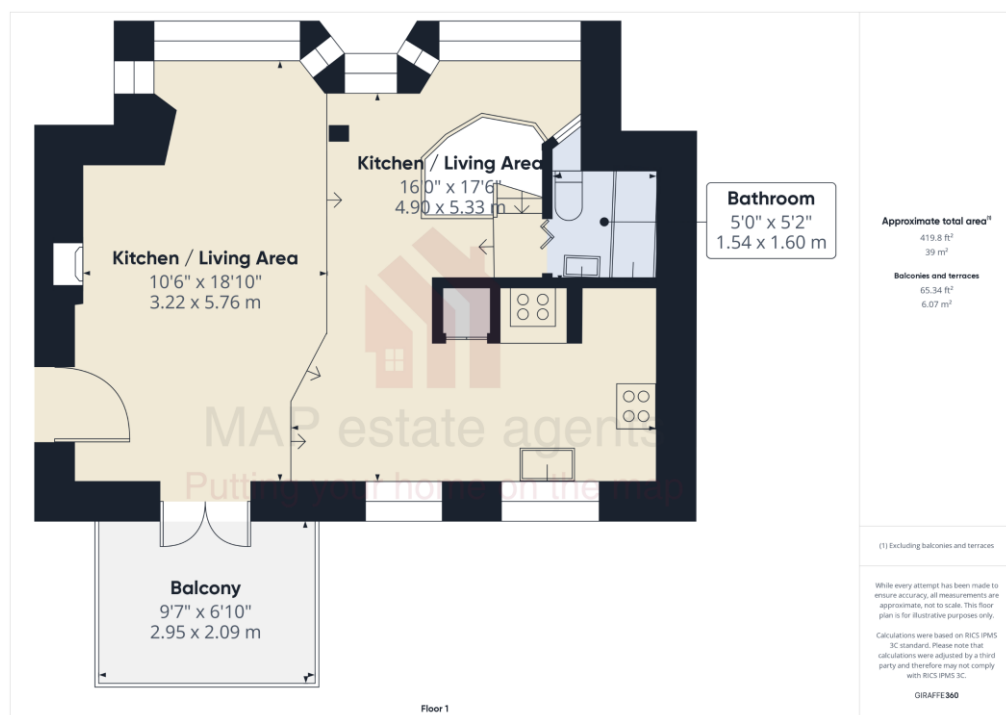
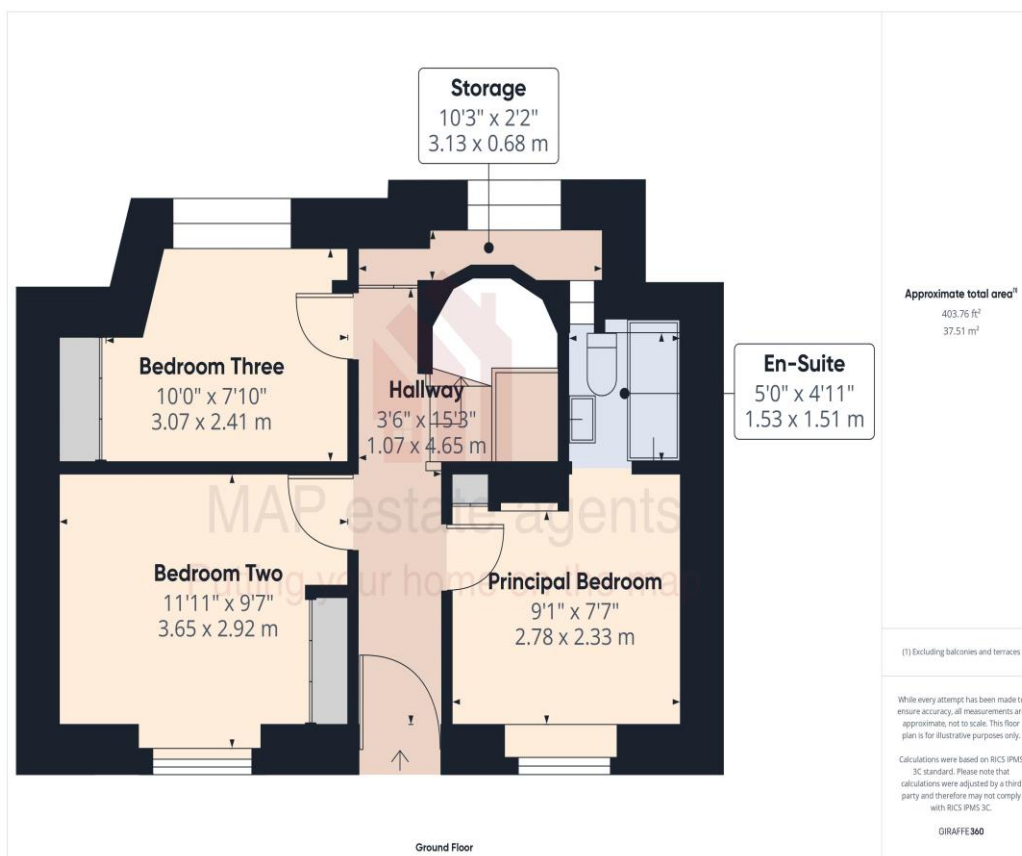
From Camborne railway station turn left into Trevu Road, at a roundabout take the first left into South Terrace and at the next roundabout carry straight across into Pendarves Road and follow the road signs to Praze An Beeble. On entering the village continue through the main street and with the public house on your right hand side turn right where the property will be identified on the right hand side. If using what three words parked.drilled.recap





MAP's top reasons to view this home

- Character end cottage
- Reverse level accommodation
- Three bedrooms (principal en-suite)
- Open plan living space with triple aspect
- Fitted kitchen
- First floor bathroom
- Double glazing and oil fired central heating
- Courtyard style garden
- Allocated parking space
- Central village location



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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