



Chy an Chy
Higher Condurrow, Beacon

LODGE & THOMAS

ESTABLISHED 1892

Chy an Chy,

Higher Condurrow, Beacon,
Camborne, Cornwall TR14 9AL

Asking Price - £425,000 Freehold

- Detached dormer bungalow
- Approx. 1.4 acres
- Three bedrooms
- Garage & Outbuildings
- Potential for development, subject to planning

A detached dormer bungalow, together with approximately 1.4 acres of land, offering an opportunity to purchase a modest dwelling with land suitable for hobby farming or horses, but also offering potential to develop the land (subject to consent).

Chy an Chy is a detached dormer bungalow with accommodation offering entrance vestibule, shower room, fully fitted kitchen, sitting room open plan to the dining room, rear porch and three double bedrooms. The accommodation is well presented and double glazed throughout.



The property has two access points from the roadway, the first with double timber gates opening to a driveway providing parking for several vehicles and leading to the detached garage. Additionally, there is a private vehicular right of way to the southern end of the fields, although an access point would need to be created (subject to any required consent).

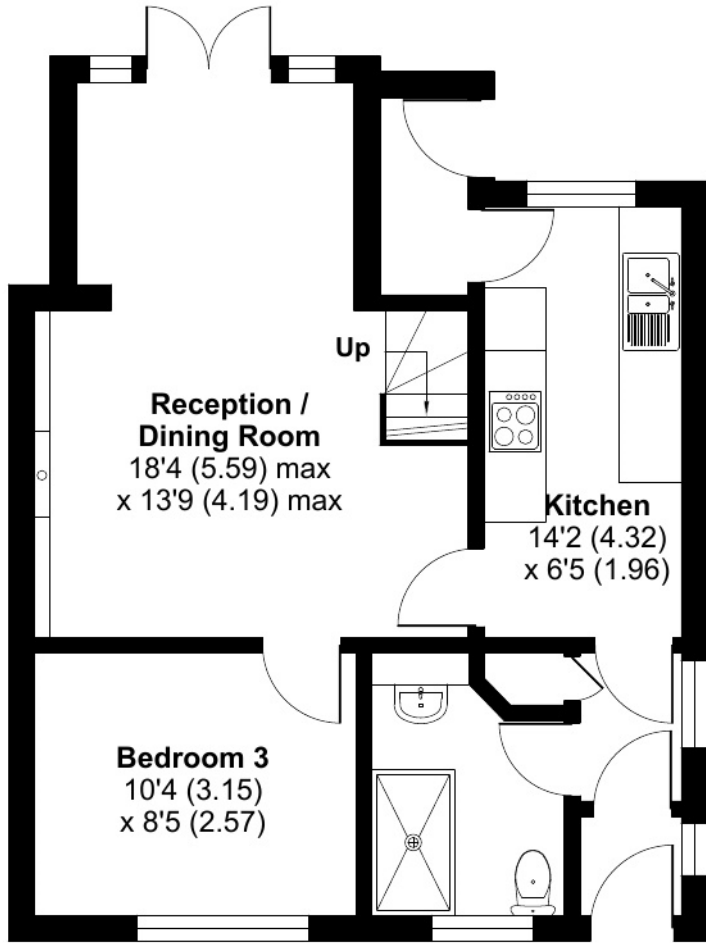
The front garden comprises a level lawn with Cornish hedges along two sides and this leads around to a paved patio at the rear where there is a timber summer house with veranda and a pedestrian gate leading to the fields.

The second access from the roadway leads directly into the fields and opens via a timber gateway into a parking area with hardstanding, providing parking for trailers/caravans/boats etc, workshop with electricity connected and beyond are gates leading out to the fields.

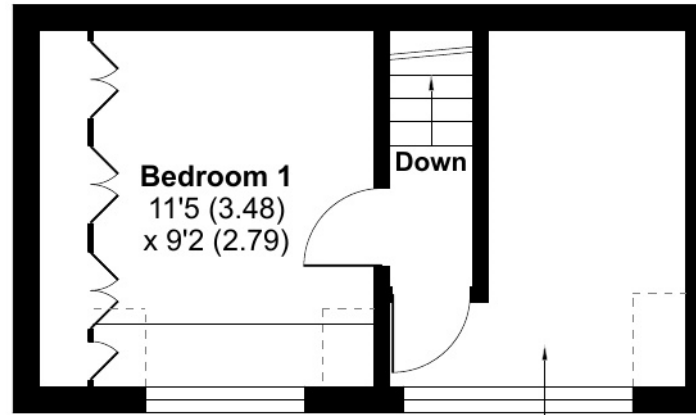
Both fields are laid to grass and the first is interspersed with mature trees and there is also a pond. A further gate from here leads into the second field where there is a timber shelter and tremendous far-reaching valley views.

It is anticipated that there is some development potential on the field fronting the roadway, owing to recent development in the area. Of course, any development would be subject to obtaining the necessary planning permissions.



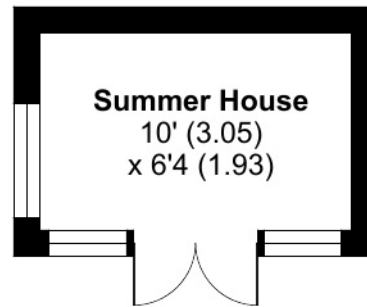


GROUND FLOOR

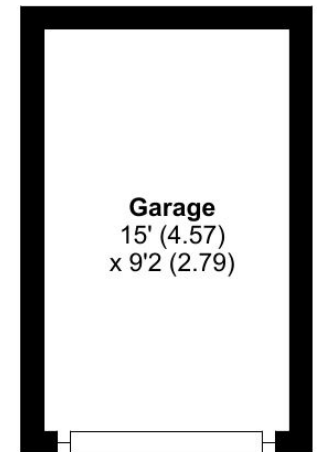
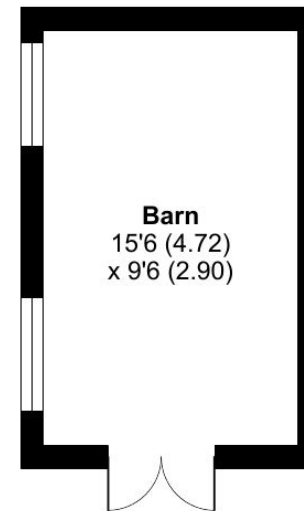


FIRST FLOOR

Bedroom 2
11'5 (3.48) max
x 9'4 (2.84) max



OUTBUILDING 2



Location

The property is situated in a quiet position on the outskirts of Beacon village. There are a number of neighbouring dwellings including a former engine house. The village of Beacon offers a public house, cricket club, fish & chip shop and hairdressers to name a few, but Camborne is within a short distance offering a wider range of amenities and the property is situated within close proximity of the main A30 offering easy access through and out of the County. The property is surrounded by mining trails offering fantastic off-road dog walking and horse-riding on the doorstep.

Agent's Note: There is an area of untreated Japanese Knotweed along the south-eastern boundary of the southern most field.

Services: Mains water and electricity. Private drainage. Night storage heating to the property. None of these services have been tested and therefore no guarantees can be given.

Council Tax Band: B **EPC:** F

Wayleaves, Easements & Rights of Way: There are no public rights of way across the extent of the property being sold.

Particulars & Plan: Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Viewings: Strictly by appointment with the sole selling agents Lodge & Thomas.

Directions: From the centre of Beacon village, turn left immediately in front of the Methodist Church (opposite the Beacon Inn) into Condurrow Road. Proceed out of the village bypassing the engine house on the left and the entrance to Chy an Chy will be found on the right hand side after a short distance. **what3words** ///masts.toned.excavate





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