



Grass Valley House  
Treswithian Downs Camborne

LODGE & THOMAS

ESTABLISHED 1892

## Grass Valley House,

Treswithian Downs, Camborne TR14 0BP

### Guide Price - £895,000 Freehold

- Character country house
- 1.9 acre paddock
- Versatile 4 bedroom 3 reception accommodation
- Potential for home office or ground floor annexe (subject to planning permission)
- 1 acre of sheltered woodland gardens
- Central yet quiet and secluded setting

*Tucked away in a sheltered valley setting surrounded by 1 acre of woodland gardens, providing immense privacy, this period home has been loved by its current owner for more than 30 years and boasts bright, spacious and beautifully presented flexible accommodation, together with a 1.9 acre paddock with barn.*

### The Property

A traditional detached Cornish stone cottage that, over the decades, has been extended, re-modelled and refurbished creating what is today a unique and adaptable family home. Its comfortable and inviting accommodation is warmed by a combination of Calor Gas and electric heating, supplemented by a wood burner in the lounge. The many improvements that have been carried out during the current owners' 30 plus years of ownership, have served only to enhance the character and ambience of the interesting accommodation.



One enters the property at the front door opening into a spacious reception/sitting room leading off to one side a lounge that enjoys a wonderful outlook over the front garden, and to the other side opens into a farmhouse style kitchen, where there is a wealth of timber, together with two windows and patio doors opening into the garden.

In addition to a double bedroom with en-suite there is a large playroom that might offer the adaptability to be used as a granny flat or home office with separate access. There is also a very useful utility room at ground floor. There are three further bedrooms and a shower/wc at first floor, each with a southerly aspect and the master features a balcony overlooking the mature gardens and rolling countryside beyond.

The house is set within around 1 acre of gardens and woodland with a good amount of parking space. To the immediate rear there are two useful timber outbuildings and immediately adjacent to the gardens the attraction of a 1.6 acre paddock with barn plus a smaller 0.3 acre paddock adjacent to the house and garden.







EPC F26 COUNCIL TAX BAND E TENURE FREEHOLD

### SERVICES

Mains electricity is connected to the property. Private water supply. LPG boiler for part central heating and hot water, private drainage. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

### AGENTS NOTE

Approximately 65m on the western elevation of the house, on the lower side of the paddock, there is an area containing Japanese Knotweed. The current owner has been working with an authorised contractor since 2021 on a five year programme for treatment. The seller had committed to pay the cost of this treatment up to and including the June and October treatments due in 2025.

### WAYLEAVES, EASEMENTS & RIGHTS OF WAY

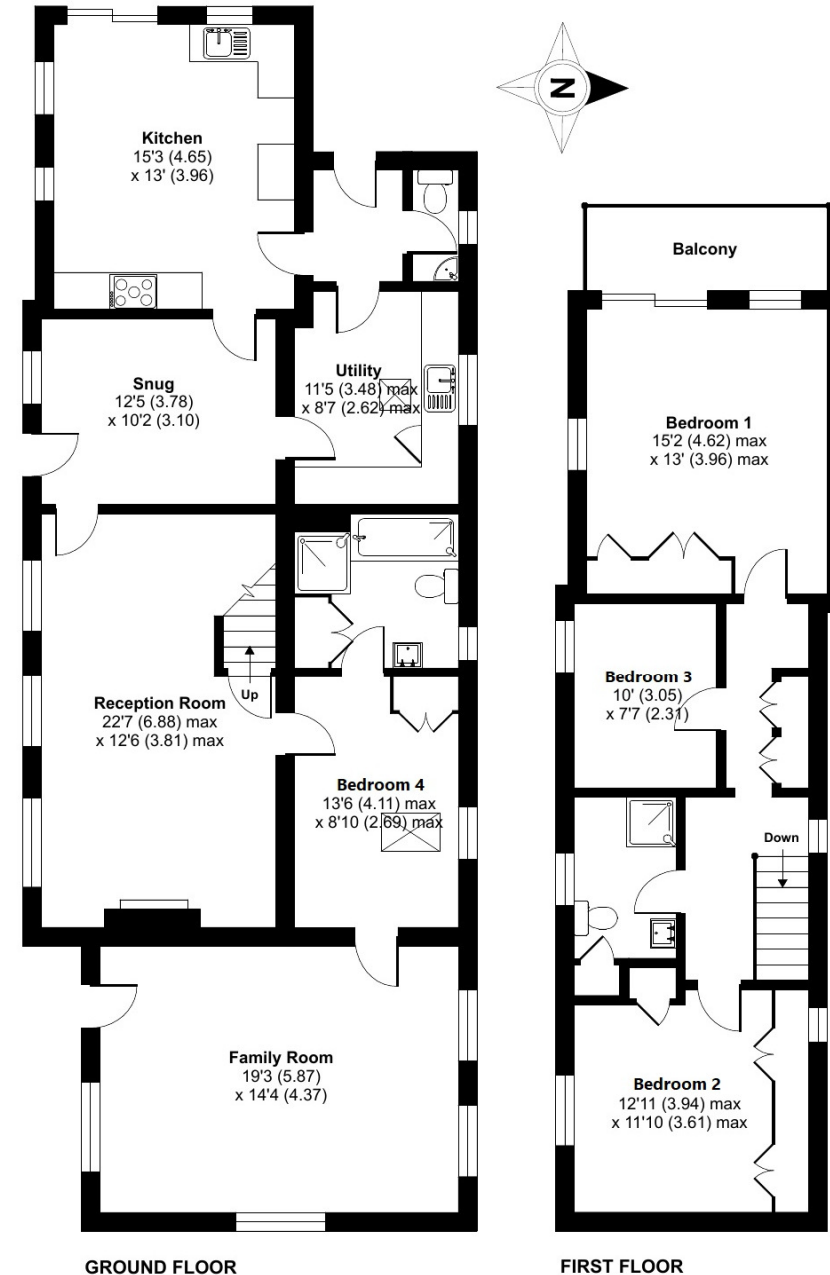
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

### 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.

Approximate Area = 1932 sq ft / 179.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2024. Produced for Lodge and Thomas. REF: 1106247

## SITUATION

This special sylvan setting is tucked away alongside a no-through lane and enjoys a high degree of peace and privacy. Its very convenient location is just 1 mile off the main A30 giving excellent accessibility for short and long journeys. The nearest major town is Camborne just over 1.5 miles distant, with a mainline train station for travel to London and elsewhere in the country. Camborne has a wide range of shopping, health, leisure and commercial facilities catering for most daily requirements, whilst Redruth, Hayle and St Ives are within easy distance. The local primary school is Kehelland (rated Good by Ofsted) and for secondary age Camborne Science & International Academy (also rated Good) includes a Nexus Campus Gifted Programme. The property is close to an Area of Outstanding Natural Beauty, the rugged North Cliffs, stunning surfing beaches at Gwithian & Godrevy, and Tehidy Country Park. The county town of Truro, with its full range of amenities, private schools, college, and Treliske Hospital, is 13 miles away.

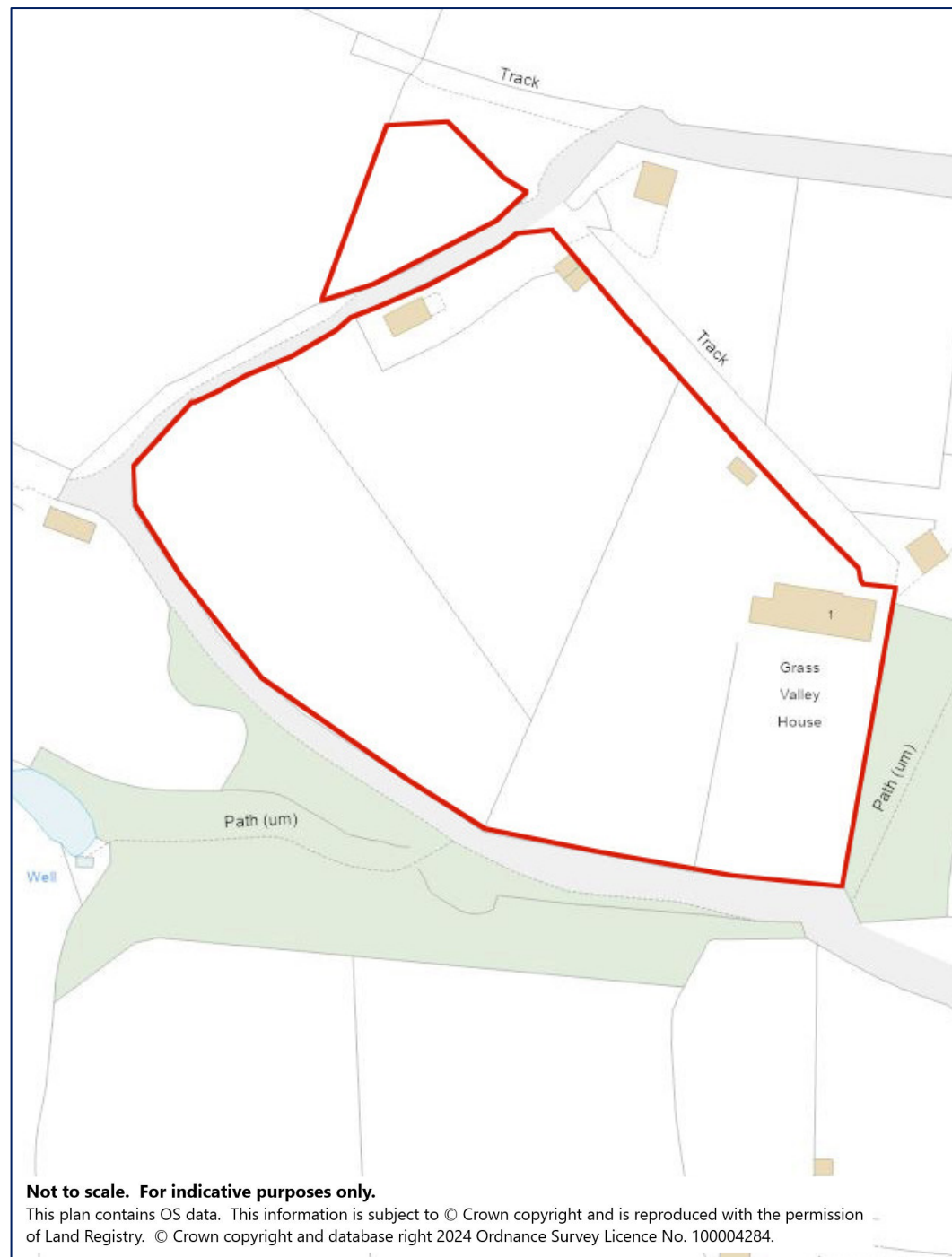
## VIEWING

Strictly by appointment with the sole selling agent Lodge & Thomas.  
Tel: 01872 272722 Email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

## DIRECTIONS

Leave the A30 at Camborne west junction signposted Camborne A3047. Follow the signposts for Crematorium where the road bends sharply to the left signposted Kehelland. Take the first right and follow this road for just under half a mile where on the sharp left hand bend turn right into a no through road. From here follow the road down the hill around a left hand bend, where shortly after the property for sale will be found on the right hand side with parking area.

**what3words**///cherish.wasps.trio





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