



Mount View,
Croft Mitchell, Troon, Camborne

LODGE & THOMAS

ESTABLISHED 1892

Mount View,

Croft Mitchell, Troon, Camborne, TR14 9JH

Guide Price - £495,000 Freehold

- Five bedrooms
- Annexe potential (stc)
- Stables and barns
- 1.86 acres
- Further land available

Period house with large gardens, land, stables and barns in a very convenient location on the outskirts of Troon. In need of improvement but offering versatile accommodation with potential for a ground floor annexe (subject to consent) if required. Gardens and paddocks extending to 1.86 acres with a further 2.35 acres available for an additional fixed price of £70,000.

The Property

Mount View is a detached, double fronted period house situated on the outskirts of Troon village and boasting open and far reaching views extending to St Ives in the distance. The accommodation is now in need of modernisation and refurbishment but nonetheless offers flexible, well proportioned accommodation suitable as a four or five bedroom family home or as a three bedroom house with a ground floor annexe (subject to consent) if required. In all the accommodation comprises; entrance porch and hall, sitting room and dining room – both with impressive granite fireplaces and the dining room fitted with a wood burner – kitchen, utility/boot room, rear hall/lobby, two bedrooms and a shower room to the ground floor with three bedrooms and a bathroom to the first floor, along with a very spacious landing large enough to accommodate a work-from-home space.







To the front is a small, walled garden with pedestrian path from the roadway and to the rear is a parking area, large garden and a range of barns, hay stores and four stables (one currently utilised as a feed and tack room). It is possible the barns and/or stabling may have potential for development (subject to planning consent). Beyond the gardens are two level paddocks, one of which has road access and the other with a productive vegetable garden. The paddocks and gardens extend to approximately 1.86 acres.

On the opposite side of an unmade, single track lane are two further paddocks which are available by separate negotiation at a fixed price of £70,000. They are very gently sloping and again one of which has road access (the other with gated access from the lane). These paddocks extend to approximately 2.35 acres, bringing the whole acreage of the property to 4.21 acres or thereabouts.



EPC G Council Tax Band D

Croft Mitchell, Troon, Camborne, TR14

Approximate Area = 1582 sq ft / 146.9 sq m
Outbuildings = 1613 sq ft / 149.8 sq m
Total = 3195 sq ft / 296.7 sq m

For identification only - Not to scale



Services

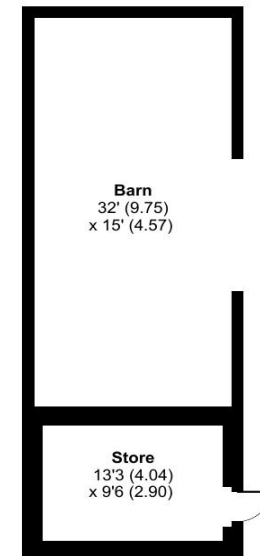
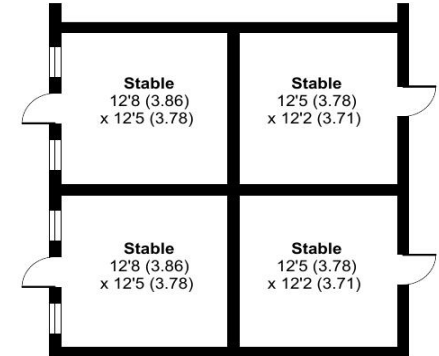
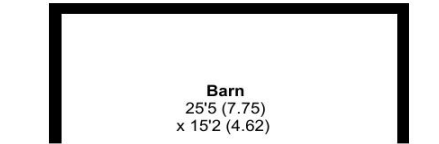
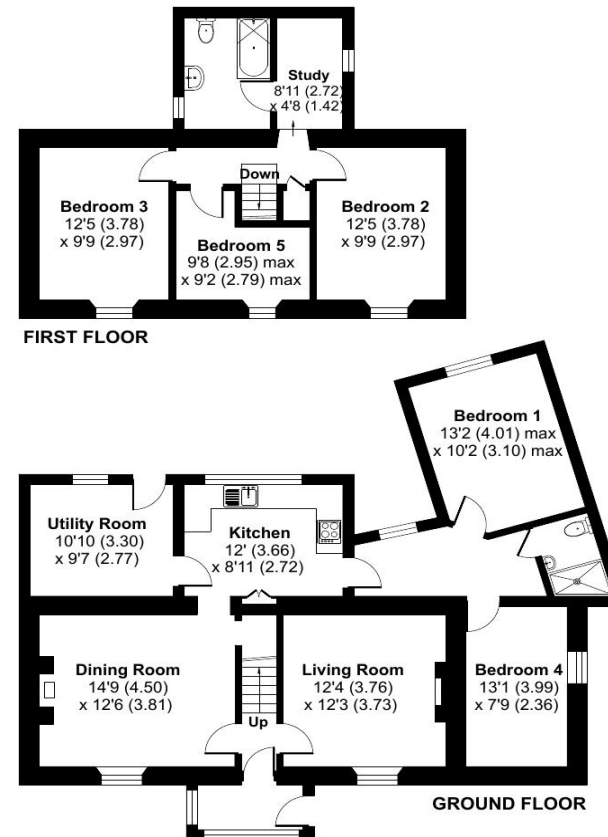
Mains water and electricity. LPG heating. Private drainage. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

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. A public footpath runs along the track between the property and the additional land being offered for sale, but does not cross any part 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.



Location

Mount View enjoys a pleasant, rural outlook and, as its name suggests, commands an elevated position with far reaching views to Carn Brea and the Basset Monument and also reaching as far as St Ives in the distance. It is located about one mile south of the village of Troon which offers every day facilities including a convenience store, church, post office, village hall and a primary school. Camborne is approximately two miles distant where there are a wider range of amenities, a connection to the A30 and a mainline railway to London (Paddington).

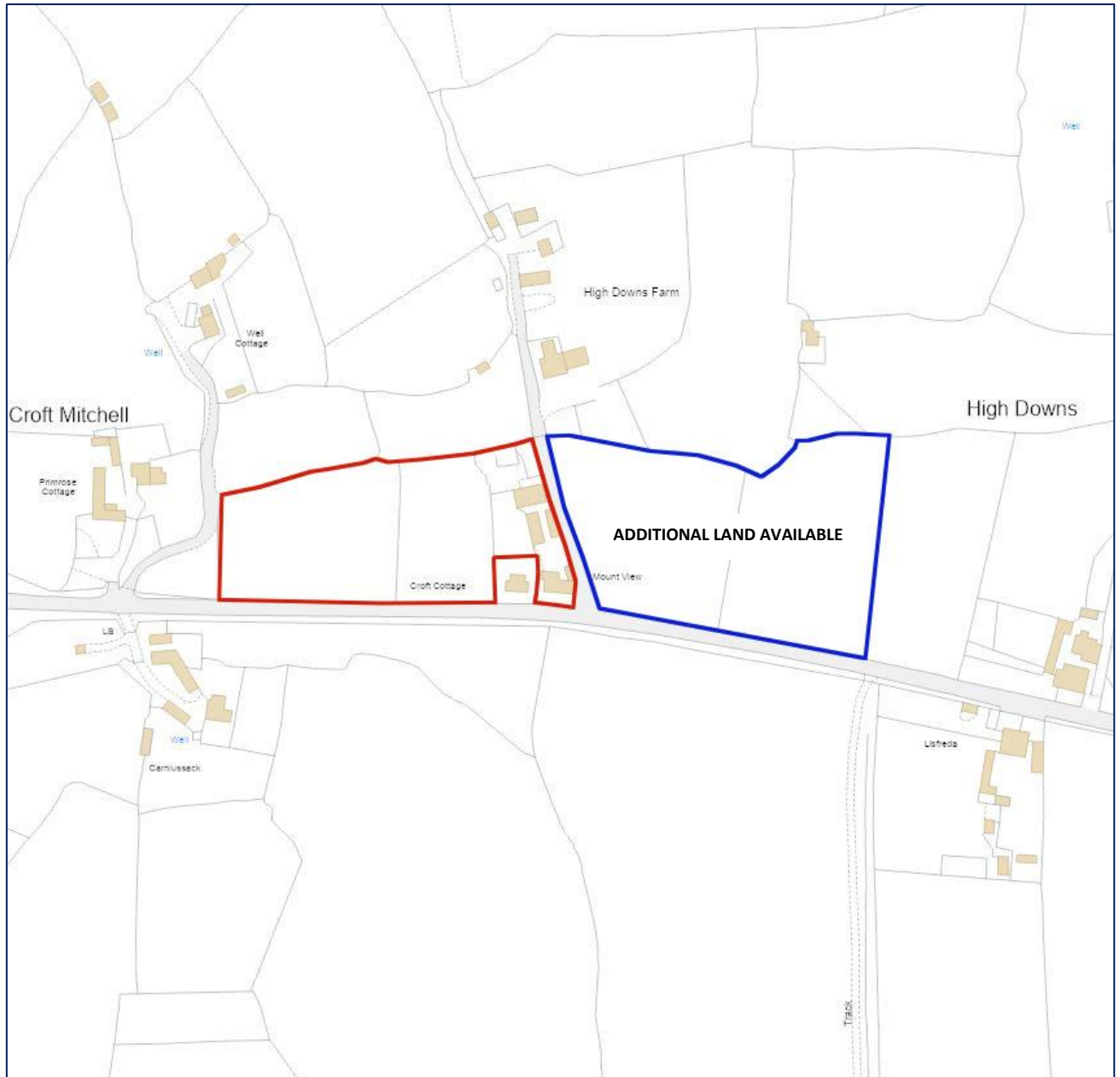
Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722
email: property@lodgeandthomas.co.uk

Directions

From Troon proceed in a southerly direction along New Road exiting the village and following the road as it bears sharply left. Mount View will be found on the left hand side approximately 250m after this left hand bend.

What3words///crowbar.wicket.dwarf



Not to scale. For indicative purposes only.

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