

# ferguson young

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## £675,000

*Woodlands, Old Mill Lane, Roseworthy, Camborne, TR14 0DX*



- THREE DOUBLE BEDROOMS
- APPROX. 5 ACRES
- NEW CONSERVATORY
- PRIVATE RURAL LOCATION
- MANY CHARACTER FEATURES
- DETACHED BUNGALOW
- GARAGE & OUTBUILDINGS
- MAGNIFICENT VIEWS OVER COUNTRYSIDE

We are pleased to offer for sale this well-proportioned Detached Three Double Bedroom Bungalow situated in a private and peaceful elevated rural location with approximately five acres of grounds, woodland and pastureland. There are several outbuildings including a detached double garage and tractor shed. The property is at the end of an unmade lane with no near neighbours and good access to the bridle way network. The accommodation comprises of: - Entrance Hall, Lounge, 2nd Reception Room, Kitchen, Conservatory, Bathroom/WC and Three Double Bedrooms (one of which has an en-suite Shower/WC). The property is warmed by an integrated oil and multi-fuel heating system with its own private water supply and drainage. There is a wealth of character with far reaching views over its own land from most rooms. An early viewing appointment is highly recommended as properties in this type of location with land are increasingly rare and demand is expected to be high. EPC: E.



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# Woodlands, Old Mill Lane, Roseworthy, TR14 0DX

This property would suit a wide range of potential purchasers including those looking for an equestrian property due to its close proximity to the bridle way network and easily fenced pasture land, or those looking for a peaceful secluded country retreat or perhaps even those looking for an "off the grid" lifestyle change.

The property is approached via an unmade lane/bridle way leading to a private tree lined driveway leading to a gravelled and tarmac parking area outside the property. There are steps up to:-

## ENTRANCE

A recessed entrance providing a sheltered seating area with far reaching views over the grounds and a double glazed door opening to:-

## ENTRANCE HALL

A well-proportioned hall with a loft access hatch, doors to bedrooms one and two, radiator and opens to:-

## HALLWAY

There are doors to the Bathroom/WC, Lounge, and 2nd Reception room. Exposed floorboards.

## LOUNGE

16'5" max x 15'6" (5.00m x 4.72m)

A well-proportioned room with a feature granite fireplace with multi-fuel stove with back boiler providing domestic hot water and central heating via radiators. There are large double glazed windows to the side affording views over the grounds and countryside. There is a radiator, exposed floorboards, TV aerial point and door to:-

## KITCHEN

21'2" max x 9'11" (6.45m x 3.02m)

A good sized kitchen/breakfast room in a "Penny Pine" style with a good range of eye level and base units with work surface over, inset double ceramic butler sink, LPG/Electric Range Stove with extractor over, space for an upright fridge freezer, plumbing and space for a dishwasher, Double glazed windows to three sides with views over the grounds, radiator and a sliding patio door opening to the conservatory. It should be noted that there is a slate floor beneath the current vinyl flooring. Door to 2nd Reception room.

## RECEPTION ROOM

11'6" x 10'5" (3.51m x 3.18m)

There is a slate floor, inglenook fireplace with inset Cornish Range (not functional), beamed ceiling, double glazed window to the rear garden area and a door to Bedroom Three.

## CONSERVATORY

20'3" x 11'5" (6.17m x 3.48m)

An Ultraframe Orangery Style UPVC conservatory with glass roof, tilt and turn

windows and two sliding patio doors to the rear garden.

## BEDROOM ONE

17'5" x 12'3" (5.31m x 3.73m)

A bright and airy room with a double glazed bay window to the front and further double glazed window to the side affording far reaching views over the grounds and to countryside. There is a radiator, exposed floorboards and two built in wardrobe cupboards.

## BEDROOM TWO

16'10" x 12'2" (5.13m x 3.71m)

A bright and airy room with a double glazed bay window to the front and further double glazed window to the side affording far reaching views over the grounds and to countryside. There is a radiator and exposed floorboards.

## BEDROOM THREE

11'3" x 10'0" (3.43m x 3.05m)

A useful third double bedroom that makes an ideal guest room with the ensuite shower/WC. There is a built in storage cupboard, radiator and a double glazed window to the rear. Door to:-

## EN-SUITE SHOWER/WC

7'10" x 5'6" (2.39m x 1.68m)

A modern suite comprising of a full width shower enclosure with thermostatic shower over, close coupled WC, pedestal mounted wash hand basin, radiator with towel rail, extractor and a double glazed window to the side.

## BATHROOM/WC

There is a roll top bath, close coupled WC, pedestal mounted wash hand basin, extractor, radiator with towel rail and a double glazed window to the side.

## BOILER ROOM

Accessed externally and houses the oil fired boiler.

## OUTSIDE

## GROUNDS

There are extensive grounds surrounding the property amounting to approximately five acres. There is a formal rear garden with patio area which leads to a wooded garden with part completed tree deck/house which has extensive bluebell planting. There is an orchard area with Apple, Pear and Plum planting. To the front of the property there is a formal garden area with central stone fountain and far reaching views across the valley. The grounds to the front slope gently down and are mostly pasture land with some further wooded areas.

## PARKING AREA

There is gravelled and tarmac parking for numerous vehicles to the front and side of the property.

## DOUBLE GARAGE

18'5" x 18'5" (5.61m x 5.61m)

Open fronted with ample space for two vehicles, inspection pit and power and light. Double opening doors to:-

## WORKSHOP

24'7" x 18'7" (7.49m x 5.66m)

There is power and light, benches and shelving, Cloakroom/WC, wood burning stove and single glazed windows to both sides

## GREENHOUSE

18'6" x 14'11" (5.64m x 4.55m)

Attached to the garage and in need of some minor repairs.

## LOG STORE

16'7" x 12'10" (5.05m x 3.91m)

## TRACTOR SHED

40'0" x 14'6" (12.19m x 4.42m)

There are double opening doors and power and light. The lawn tractor and trailer will be included in the sale of the property.

## PUMP ROOM

Contains the borehole providing water for the property, filtration system, UV system and pumps.

## CHICKEN RUN

There is a timber constructed chicken house with attached run that is need of some repair.

## GARDEN OUTBUILDING

Contains the oil storage tank and with ample room for lawnmower and garden implements.

## AGENTS NOTE

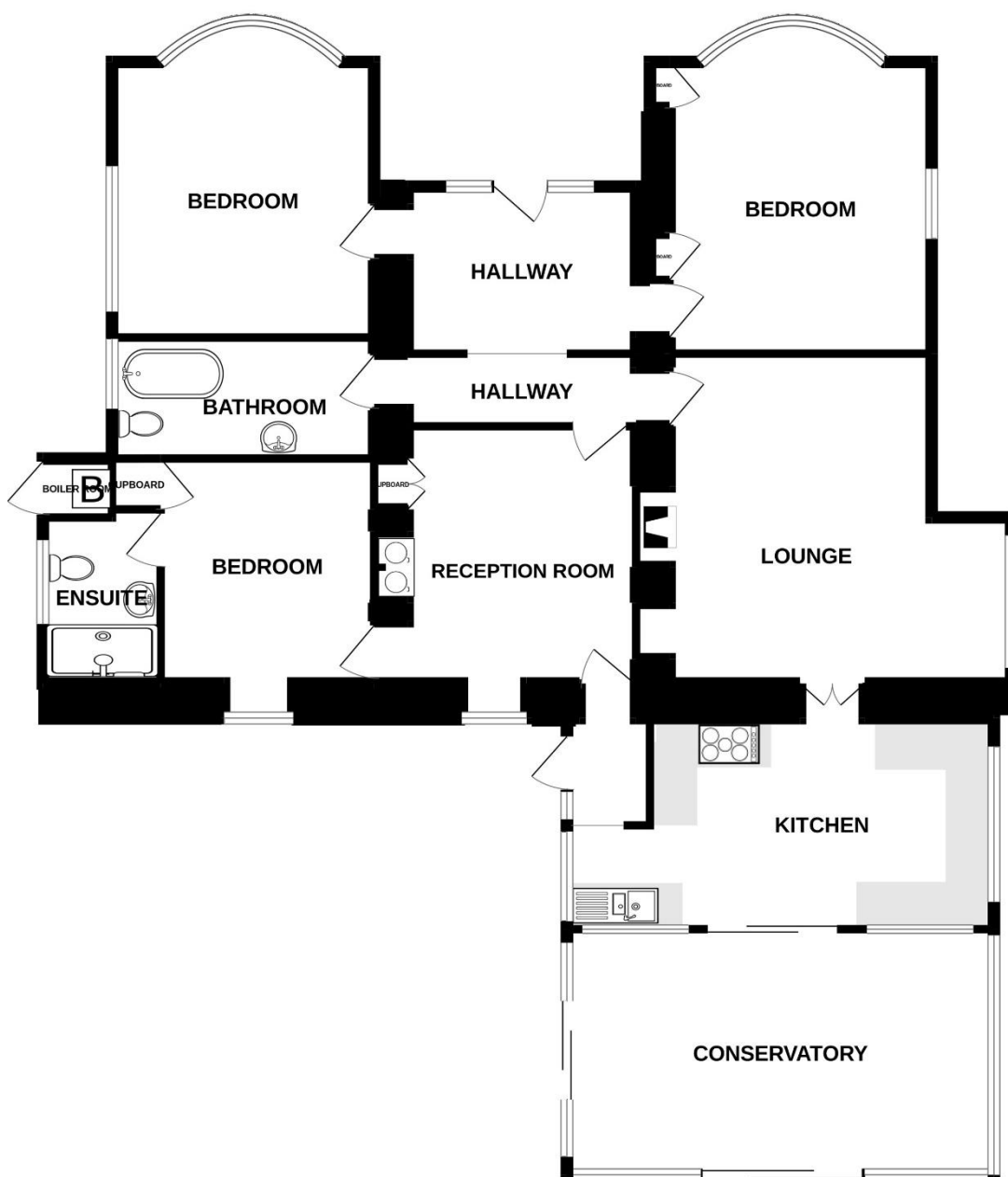
The water supply for the property is by way of a private borehole with onsite UV treatment and filtration. Drainage is by way of private cess pit. The heating system for the property is multi fuel integrated system primarily heated by the multi fuel stove in the lounge with input from the oil boiler if required. Council Tax Band D.

## ENERGY EFFICIENCY RATING

This property has been rated as E (45) with a potential rating of A (92).

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER FERGUSON YOUNG NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

**GROUND FLOOR**  
1541 sq.ft. (143.1 sq.m.) approx.



TOTAL FLOOR AREA : 1541 sq.ft. (143.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**DIRECTIONS**

From the Camborne West exit on the A30 follow the A3047 to the roundabout. Take the second exit signposted Conner Downs & Kehelland onto Roseworthy Hill. Follow the road for 1.3 miles and Old Mill Lane will be the unmade lane on your left-hand side just after the thatched cottages. Proceed carefully along Old Mill Lane and take the right-hand fork by the white cottage. Follow the lane and the gateway to the property will be found clearly marked on the right-hand side after 0.2 miles.



