



Boteto Lodge



Boteto Lodge

Pendarves, Camborne, Cornwall, TR14 0RR

Camborne 2 Miles, Hayle 8 miles, Truro 17 Miles.

An outstanding Grade II Listed former gate lodge to the Pendarves Estate bordering woodland.

- No Onward Chain
- Entrance Hallway
- Kitchen & Utility Room
- Four Bedrooms
- Freehold
- Grade II Listed Lodge
- Sitting & Dining Rooms
- Two Bathrooms
- Studio, Gardens 0.51 Acre & Parking
- Council Tax Band E

Guide Price £585,000

SITUATION

Boteto Lodge is situated in a magnificent semi rural position bordering Pendarves Woods close to the town of Camborne and the pretty village of Praze An Beeble. The village provides a range of facilities including a primary school, public house, post office, pizza shop, bakers and a fish and chip shop.

Every July locals and visitors enjoy the Praze Fair, which involves a parade and a local marching band. The town of Camborne offers a wide variety of retail, banking and schooling facilities whilst the Cathedral City of Truro is approximately 16 miles distance and forms the retailing, administrative and cultural centre of Cornwall. The train station at Camborne is on the main line to London Paddington and only a 5 minute drive away. The property is also ideally situated to access the outstanding sandy beaches of the North Cornish Coastline, Gwithian and Godrevy being just a 20 minute drive away.



DESCRIPTION

Boteto Lodge is a handsome former gate lodge to the Pendarves Estate. This handsome period home boasts a granite facade under a slate roof and maintains a wealth of traditional features and charm. The open covered porch leads into the entrance hallway where stairs rise to the first floor. There are two reception rooms, the sitting room enjoys a central fireplace with open grate and slate hearth. The dining room has a large inglenook fireplace with granite lintel and woodburning stove. The dual aspect kitchen with views to the rear garden has tiled flooring and a comprehensive range of wood fronted shaker style units with round edge worksurfaces.

The utility room has a stable door to the rear, airing cupboard, sink/drain and space for a washing machine. The shower room completes the ground floor accommodation.

On the first floor the landing has an arch window to the rear. There are four bedrooms, three double and one single. The spacious master bedroom looks out to the garden at the rear and has a comprehensive range of fitted wardrobes. The newly appointed family bathroom finishes the accommodation.

OUTSIDE

Enjoying a semi rural position bordering the beautiful bluebell woods and nature reserve of the Pendarves Estate, Boteto Lodge is accessed through impressive granite gate posts and stands alone in approximately 0.51 acre. The shared driveway gives access to a parking area for around three cars.

A gateway leads into the large private meadow garden at the rear, stream bordered with wooded copse The garden has beautiful mature specimen tree and shrubs along with a circular former Victorian WC. Within the garden there is a paved patio sun terrace, wood store and Timber Studio/Office with power light and 200 mbps broadband.

SERVICES

Mains electric and water, Private drainage, Oil fired central heating.

VIEWINGS

Strictly by appointment by Stags (Truro Office) on 01872 264488.

DIRECTIONS

From Truro take the A30 exiting at Camborne West Junction. Turn left and at the mini roundabout in Camborne turn right. Turn right at the mini roundabout opposite the police station and take the A3303 Camborne Road towards Praze-An-Beeble. Boteto Lodge will be evident on the left hand side approximately 5 mile after the public house.





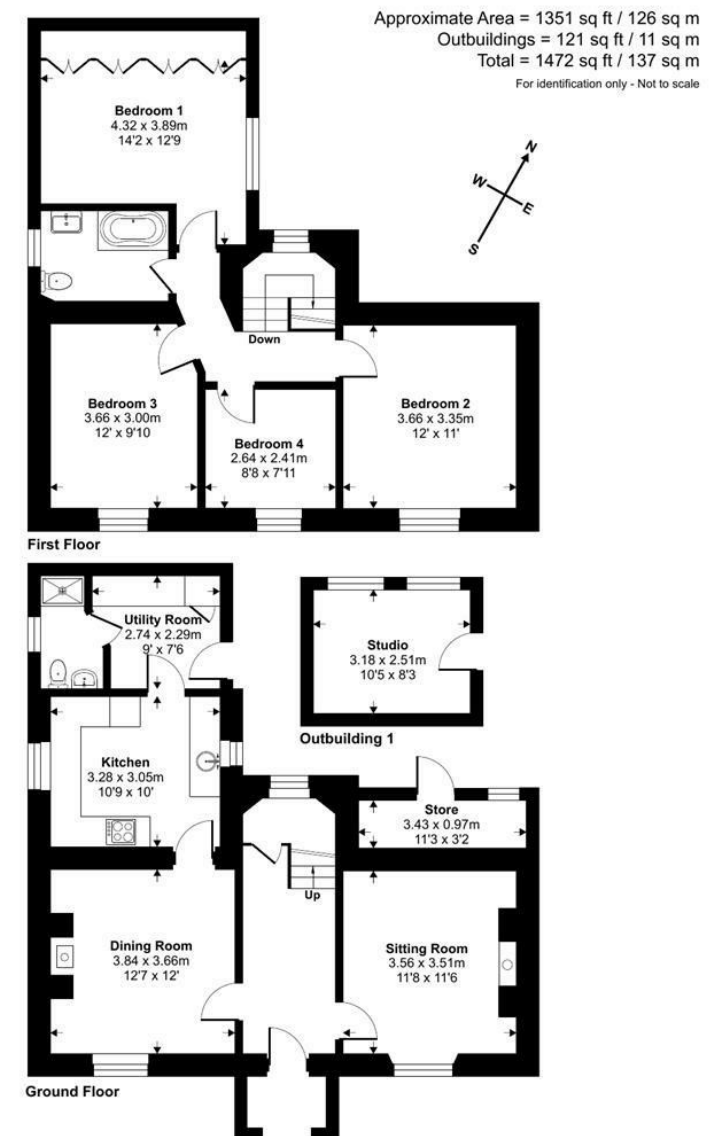
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		48	77
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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