



2 Carne View, Crowntown, TR13 0AA

£200,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

2 Carne View

- SEMI DETACHED TWO BEDROOM COTTAGE FOR REFURBISHMENT WITH PLANNING CONSENT TO EXTEND
- GORGEOUS GENEROUS SECLUDED AND MATURE GARDENS
- FANTASTIC OPPORTUNITY TO CREATE YOUR PERFECT HOME
- SEMI RURAL HAMLET
- CONVENIENTLY LOCATED FOR MAJOR TOWNS AND LOCAL AMENITIES
- FREEHOLD
- COUNCIL TAX BAND B
- EPC – F33

This two bedroom semi-detached cottage presents a rare opportunity for those looking to create a wonderful home in a charming semi-rural setting. In need of total refurbishment, the property already benefits from planning consent for a ground floor extension, which would significantly enhance the living space.

As it stands, the accommodation comprises a sitting room, kitchen/breakfast room and shower room on the ground floor, with two well-proportioned double bedrooms on the first floor. The approved plans would transform the layout, creating a spacious dual aspect lounge with direct access to the garden, a dual aspect kitchen/breakfast room, utility room, bathroom and side porch, while retaining two generous double bedrooms upstairs.

A true highlight of this property are the gardens – unusually large for a cottage of this size and backing onto open countryside. Already extensively planted with mature trees and shrubs, they offer an exceptional degree of privacy and a real sense of being immersed in nature.

The gardens are arranged in two main areas: the first, directly accessed from the cottage, is mainly lawn with a former patio area and useful block-built outhouse; beyond this lies a further space, home to a dilapidated greenhouse, which would make a fantastic produce garden if desired.

This is a superb opportunity to create a stylish and individual home, with a glorious garden and a lifestyle that enjoys the best of the countryside while remaining within easy reach of major towns and local amenities.







LOCATION

The property is located in the small hamlet of Polgarth, just outside Crowtown is semi-rural hamlet growing in popularity and for good reason. Well placed for access to both the north and south coast, each of which offer stunning beaches. The property is also convenient for the surrounding countryside and good walking. It is easy to connect to the A30 and to access more major towns such as Truro, Camborne and Redruth as well as nearby Helston and The Lizard Peninsula. The property is also within reach the well regarded Sithney Primary School.

THE ACCOMMODATION COMPRISES (dimensions approx)

A door to the hall.

HALL

With stairs to the first floor and opening to the sitting room.

SITTING ROOM 12' x 10'6" (3.66m x 3.20m)

With window to the front, beamed ceiling, gas fire (not tested) in fireplace mantle over and tiled hearth. Under stairs storage cupboard.

KITCHEN/DINER 13' x 12'3" (3.96m x 3.73m)

With window to rear and door to the rear garden. Working top surfaces incorporating a sink with drainer and mixer tap over. Partially tiled walls and a beamed ceiling. Door and steps down to the:

SHOWER ROOM

Comprising of a shower cubicle, partially tiled walls, wash basin and window. Opening to the:

W.C.

Having a low level w.c.

STAIRS AND LANDING

With doors to both bedrooms.

BEDROOM ONE 13'9" (narrowing to 13'3") x 12'3" (4.19m (narrowing to 4.04m) x 3.73m)

With window to rear with window seat overlooking the garden. Built in cupboard housing water tank and immersion heater. Loft access.

BEDROOM TWO 15'6" (narrowing to 11'3") x 12'3" (4.72m (narrowing to 3.44m) x 3.73m)

With window to front with window seat.

OUTSIDE

The property enjoys a generous plot with gardens to the side and rear that are exceptionally large for the type and style of the property. Step outside and find yourself in a gorgeous lawned garden stocked with mature trees and shrubs offering an excellent degree of privacy and a real feeling of being in nature. There is an overgrown patio area with useful external power sockets and an outside tap as well as a block built outhouse. There is a further garden area also of good size with a dilapidated greenhouse, this part of the garden would make a super produce garden if desired.

OUTBUILDING

A useful block built outbuilding with door and window to front.

SERVICES

Mains electricity, water, gas and private drainage.

AGENTS NOTE ONE

We are advised that planning permission has been granted for the construction of a new property on a neighbouring plot. Further details can be found on the Cornwall Council planning portal using reference number PA24/09737.

AGENTS NOTE TWO

We are advised that planning permission has been granted on this property for a single storey extension. Full details can be found on the Cornwall Council planning portal under reference number PA24/01152.

AGENTS NOTE THREE

We are advised that there are two separate septic tanks within the curtilage of the property. One is for our No.2 & the other is for No.1.

AGENTS NOTE FOUR

We are advised that the adjoining property, 1 Carne View, has planning permission granted to for an additional storey to be added to the existing single-storey extension as well as further alterations to existing dwelling. Full information can be found on the Cornwall Council planning portal under reference number PA23/10216.

AGENTS NOTE FIVE

We are advised that the property may be partly constructed of cob.





DIRECTIONS

From Helston take the A394 Penzance road. At the top of the hill you will come to the Chris Nicholls' garage at the Sithney Common junction, turn right on to the B3302, which is signposted Hayle and St. Ives. Follow this road for approximately one and a half miles and turn right on to the B3303, which is sign posted Camborne. Follow this road passing the school on your left, proceed along this road through Crowtown and descend the hill. Go past the turning for the Trevarno estate on your right hand side. After a very short distance take the next right hand turn (signposted as a no through road) and the cottage will be found immediately on your right hand side identified by a Christophers For Sale Board.

VIEWING

To view this property, or any other property we are offering for sale, please call the number on the reverse of the details.

COUNCIL TAX

Council Tax band B

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

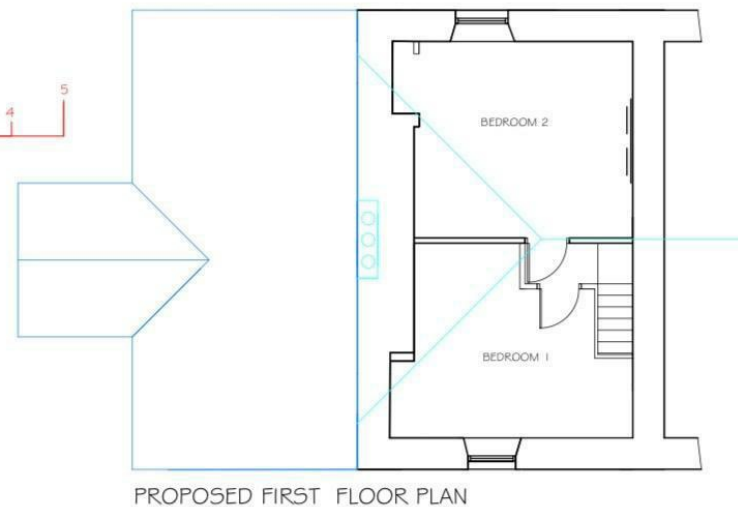
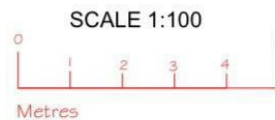
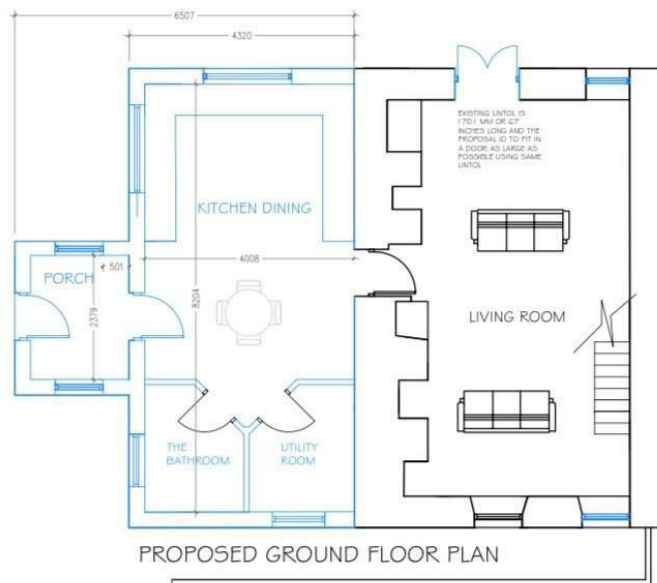
PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED.

11th April 2025





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	33	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | property@christophers.uk.com | christophers.uk.com

CHRISTOPHERS
ESTATE AGENTS