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ESTATE AGENTS • AUCTIONEERS • VALUERS



Glebe House, Crowan, Praze an Beeble, Camborne TR14 9NB

An impressive detached former Rectory set
within its own grounds requiring renovation and
restoration.

Monument House, 58 Coinagehall Street, Helston, Cornwall TR13 8EW

Tel: 01326 565956

Glebe House, Crowan, Praze an Beeble, Camborne TR14 9NB

The property is a detached Grade 2 Listed former Rectory set in the heart of the hamlet of Crowan. The property offers large and spacious family accommodation and is surrounded by its own mature gardens. Believed to have been built in the late 17th century as a Rectory and became a private residence when a new replacement Vicarage was built around 1888. The property has character throughout with many of the original features remaining and offers a rare restoration opportunity.

The current accommodation is basic and requires considerable updating.

Crowan is a small hamlet located midway between the towns of Helston and Camborne and is some three quarters of a mile to the west of the B3303 being accessed along a quiet backroad. The hamlet is set in a quiet rural area being predominantly open unspoilt farmland. Crowan comprises a mixture of mainly traditional cottages and houses surrounding the centrally located parish Church. The nearest facilities are within the village of Praze an Beeble which is one and three quarter miles to the north where facilities include Public House, Shop, Post Office, Fish & Chip shop, Bakery, Doctor's surgery and junior schooling.

Both the towns of Camborne and Helston offer a good range of shopping facilities together with a selection of supermarkets and senior schooling. There is a main rail station on the Penzance to Paddington line within Camborne. The A30 is some five miles to the north.



The accommodation comprises (all dimensions approximate).

ENTRANCE HALL

With tiled floor.

LOUNGE 16' X 15'

With open tiled fireplace

INNER HALL

With turned staircase to the first floor with storage area

under and leading off-

REAR PASSAGEWAY

Giving access to a

FORMER DAIRY 'L' shaped 13'3" x 10'8"

With slate top cooling shelf

UTILITY ROOM 10'10" x 8'9" max

With cooling slabs.

SITTING ROOM 11'6" x 10'9"

With tiled fireplace and built in recess cupboard.

DINING ROOM 15'2" x 10'4"

With Wellstood oil fired cooker, built in cupboards.

KITCHEN 10'8" x 6'

With cooker panel, wall shelving.

BACK KITCHEN 6' x 6'2"

With single drainer stainless steel sink and instant electric water heater over, access to the rear.



FIRST FLOOR LANDING

BEDROOM ONE 15'8" x 11'

With built in wardrobe and cupboard, original fireplace (sealed).

BEDROOM TWO 11'2" x 9'3"

BEDROOM THREE 11'3" x 9'8"

BEDROOM FOUR 15'6" x 13'2"

With original fireplace (sealed).

BATHROOM

With loft access, Modern panel bath, low level wc, pedestal wash basin and built in airing cupboard.



OUTSIDE

To the front of the property there is a sweeping graveled driveway leading to the front of the property offering parking and turning space. The front garden area has formal lawns surrounded by maturing shrubs and extends to one side. To the rear there is a small lawn area giving access to a further enclosed lawned area. There is a stone built garden store and a pathway leading to a timber shed and a further enclosed garden with outside wc.

SERVICES –Mains water and electricity, private drainage. **COUNCIL TAX BAND D**

PRICE - OIRO £300,000

VIEWING: Strictly by appointment with the vendors agents.

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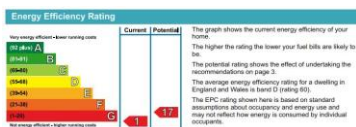
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DATE OF INSTRUCTION: 22 August 2019 PHOTOGRAPHS: 22 August 2019



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