

2 Carne View Cottage, Crowntown, TR13 0AA

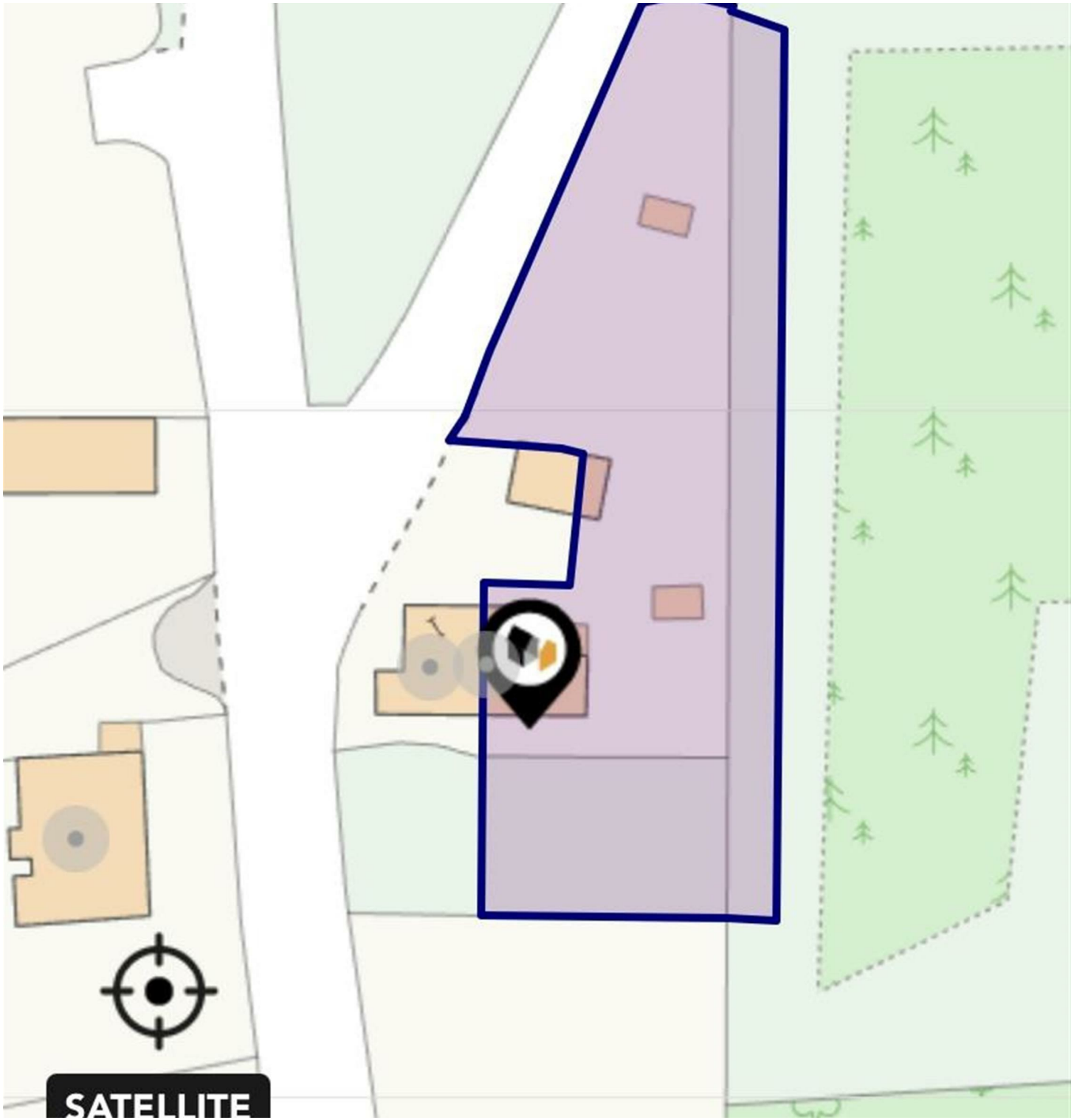
£200,000 Freehold

CHRISTOPHERS

ESTATE AGENTS

2 Carne View Cottage

- TWO BEDROOM SEMI DETACHED COTTAGE FOR REFURBISHMENT
- SET IN LARGE GARDENS APPROACHING A THIRD OF AN ACRE
- LOWER PART OF THE GARDEN HAS PLANNING CONSENT FOR A THREE BEDROOM DWELLING
- FANTASTIC OPPORTUNITY TO CREATE A HOME WITH FABULOUS GARDENS OR FOR A DEVELOPER TO MAXIMISE THE POTENTIAL OF THE SITE
- THE COTTAGE BENEFITS FROM PLANNING CONSENT FOR AN GROUND FLOOR EXTENSION
- SEMI-RURAL SETTING
- GREAT OPPORTUNITY SUITABLE FOR A CASH BUYER
- FREEHOLD
- COTTAGE COUNCIL TAX BAND B
- EPC F33







This exceptional opportunity comprises a two-bedroom semi-detached cottage, in need of refurbishment with a particularly large garden extending to approximately one third of an acre, with the lower part of the garden benefitting from planning consent for the construction of a detached three-bedroom home.

Located in a delightful semi-rural setting, the property offers enormous potential – whether you're seeking a character cottage to refurbish and enjoy with its extensive gardens, or a development project combining the refurbishment of the existing dwelling with the creation of an additional new home.

The existing cottage is in need of complete refurbishment but already benefits from planning consent for a ground floor extension, designed to greatly 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 double bedrooms upstairs. The approved plans reimagine the layout to include a spacious dual-aspect lounge with access to the garden, a generous kitchen/breakfast room, utility room, bathroom and side porch, while retaining the two double bedrooms on the first floor.

A true highlight of this property is the wonderful garden, unusually large for a cottage of this size and backing onto open countryside. Beautifully planted with mature trees and shrubs, it offers exceptional privacy and a real sense of tranquility. The garden is arranged in two main sections – one directly accessed from the cottage with a useful block-built outhouse, and a further area beyond, currently home to a dilapidated greenhouse, which would lend itself perfectly to a productive kitchen garden or further landscaping.

The garden area to the North of the cottage has planning granted for a detached, two storey dwelling or approximately 101.85 sq. meters, subject to redirecting the water pipe.

LOCATION

The property is located in the small hamlet of Polgarth, just outside Crowntown 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)

With door to:

HALLWAY

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 113") x 12'3" (4.72m (narrowing to 34.44m) 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. The entrance area provides for parking and turning and the lower meadow has consent for a dwelling. Stepping outside from the cottage you 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.

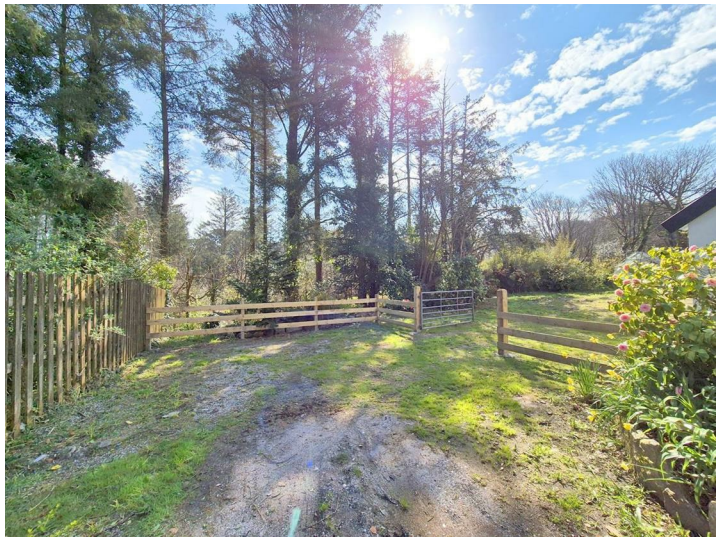
OUTBUILDING
A useful block built outbuilding with door and window to front.

AGENTS NOTE
Full details of the planning can be found on the online planning register under reference - PA24/09737. There is a CIL payment to be made on the development of £12,523.07, this does not apply to self build clients who plan to live in the property themselves. The plot is un-serviced.

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













AGENTS NOTE THREE

We are advised that the property is not mortgageable with all major lenders.

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

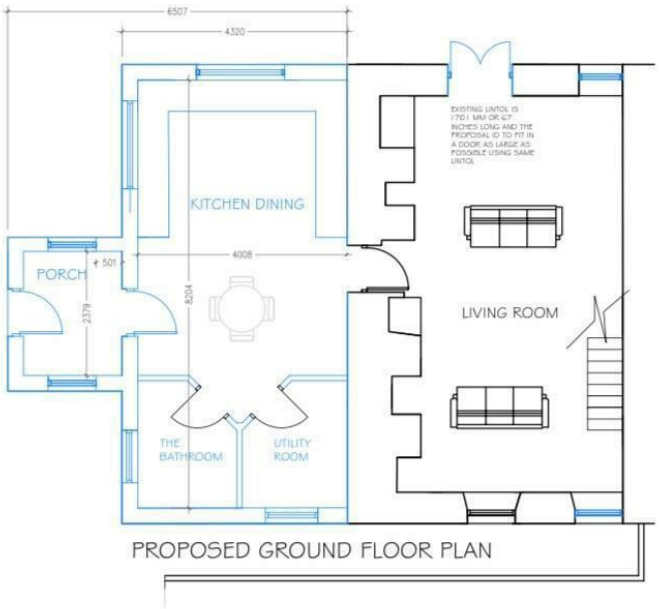
Prior to agreeing a sale, we will require proof of financial ability to purchase, which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED.

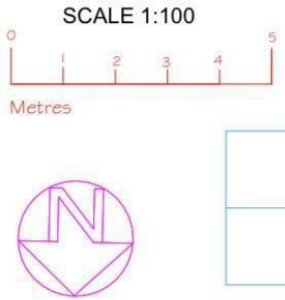
15th October 2025.

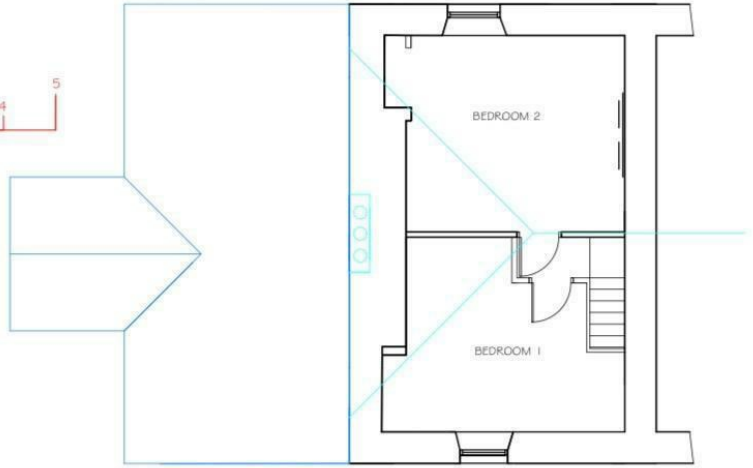
FLOOD RISK

River & Sea Very Low Surface Water Very Low.

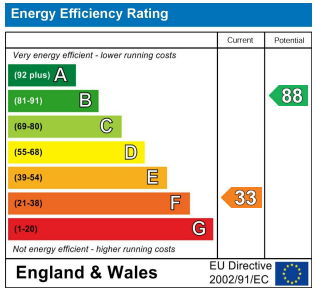


PROPOSED GROUND FLOOR PLAN





PROPOSED FIRST FLOOR PLAN



These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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