



Chime Cottage,
Crowan, Praze, Camborne

LODGE & THOMAS
ESTABLISHED 1892

Chime Cottage, Crowan, Praze, Cornwall TR14 9NB

Guide Price: £300,000

- Character cottage
- Beautifully presented throughout
- Two spacious double bedrooms
- Inviting sitting room with granite Inglenook fireplace
- Parking for 3 cars and attractive stone garage

Situated in the sought-after rural village of Crowan, this thoughtfully refurbished cottage combines traditional appeal with a contemporary finish. Designed with a subtle, cohesive palette that maximises light, the interiors are bright yet balanced, offering a modern and timeless aesthetic. The property has undergone comprehensive improvements, including a new kitchen and bathroom.



At the heart of the home is a shaker-style kitchen in grey, featuring an electric Belling cooker and a classic white ceramic sink with draining board, set beneath a large window that brings in plenty of natural light. Storage is well considered, with a generous pantry cupboard in the corner and ample cabinetry throughout. The floor is laid with a high-quality oak-effect clip-together vinyl, and the space flows neatly into a defined dining area suited to both everyday use and entertaining.

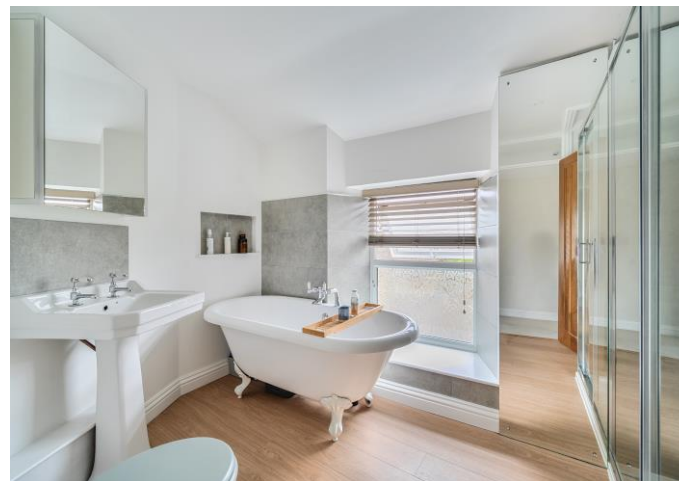
Adjoining the kitchen is a practical boot room and utility area, with direct access from the parking area. It contains the gas boiler, plumbing for a washer and dryer, and offers a convenient transition between the outdoors and the main living space.

The sitting room is a key feature of the cottage: a generously proportioned space with three large windows that allow natural light to pour in. At its centre is a striking granite inglenook fireplace with a log burner, providing both a focal point and a sense of warmth. The room is finished with a silver toned carpet and white-wooden windowsills. There is also a well-sized under-stairs cupboard, discreetly positioned and offering useful storage for everyday essentials.

Upstairs, Chime Cottage features two generous double bedrooms, including a particularly spacious principal room. The recently fitted bathroom is beautifully appointed, offering a traditional style standalone bath, sink, toilet, walk-in shower, underfloor heating, and a Bluetooth-enabled mirror. High ceilings throughout the cottage enhance the sense of space and light, creating an airy and welcoming home

Outside, the property features a recently paved driveway with parking for up to three cars, leading to a beautifully built stone garage. Recently repointed and finished with attractive timber cladding along the top, the garage is large enough to accommodate a car and benefits from power, making it ideal for storage or workshop use. The patio garden is laid with Cotswold stone gravel, providing a peaceful space to enjoy the evening sun. Additional features include generous log stores and a discreet timber enclosure housing the gas canisters at the side of the house. The property is connected to a septic tank located on neighbouring land.





EPC D Council Tax Band C

Serviceh

Mains electricity and mains water. Bottled gas for heating and hot water. Septic tank drainage. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Particulars & Plan

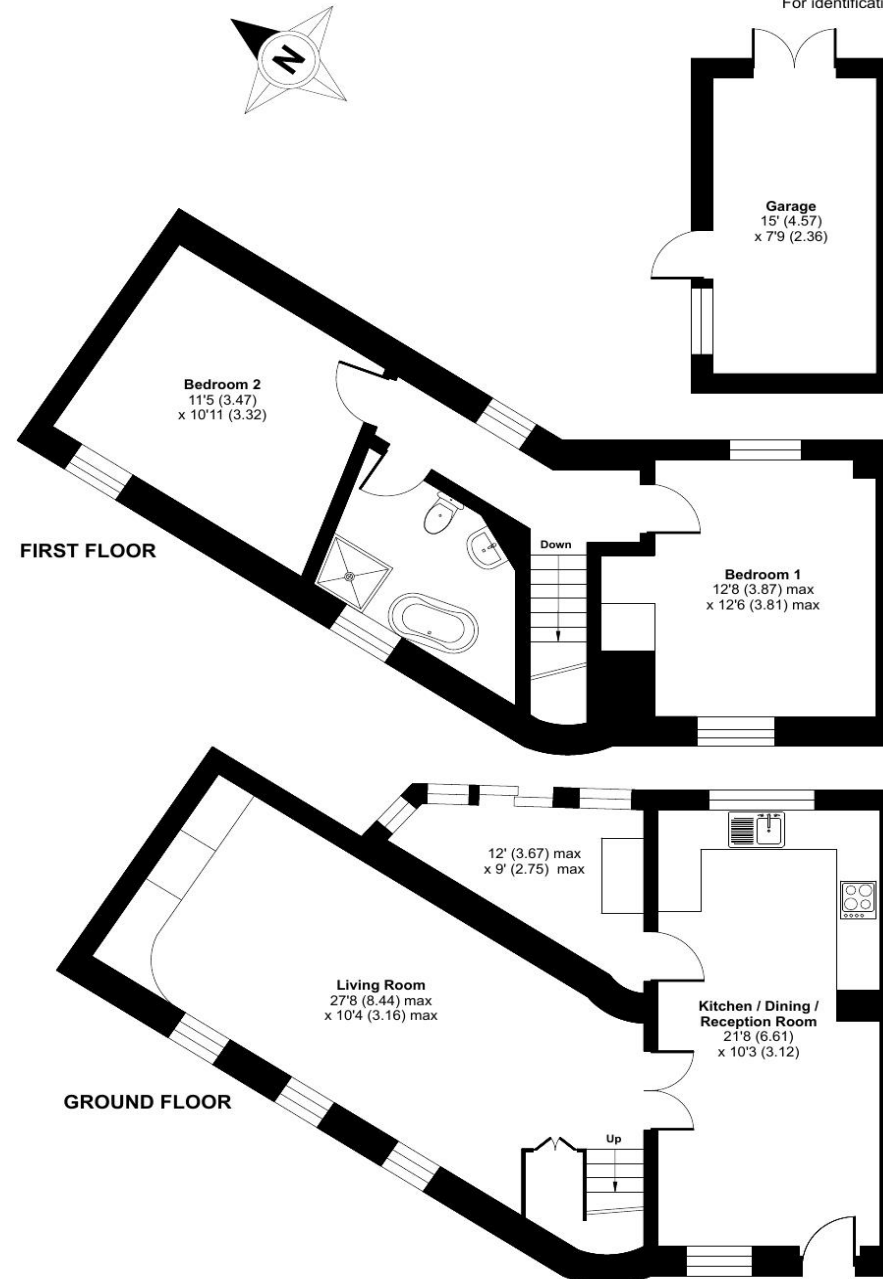
Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Approximate Area = 1058 sq ft / 98.2 sq m

Garage = 116 sq ft / 10.7 sq m

Total = 1174 sq ft / 108.9 sq m

For identification only - Not to scale



Location

The picturesque village of Crowan is steeped in history, with origins dating back to the 15th century. It retains a strong sense of community, centred around its historic church and surrounded by unspoilt countryside that offers a wealth of scenic walking routes. Just a short distance away, the neighbouring village of Praze-an-Beeble provides a range of everyday amenities including a primary school, Post Office and village shop, bakery, hairdresser, fish and chip shop, doctors' surgery and a traditional public house.

For broader services and transport links, both Camborne and Helston are within easy reach, offering secondary education, larger supermarkets, high street shopping, and connections via train and bus. The north Cornish coast, renowned for its dramatic scenery and golden beaches, is also only a short drive away, placing both coast and countryside within convenient reach.

Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas.
Tel: 01872 272722 email: property@lodgeandthomas.co.uk

Directions

From the A30 westbound, take the exit signposted for Camborne. At the roundabout, take the first exit onto Treswithian Road (A3047) and continue south through Camborne, following signs for Praze-an-Beeble. Drive through the village on the B3303, then turn left at the signpost for Crowan. As you enter the village, look for a large white house on the roadside with a slate nameplate reading Coverack House. Chime Cottage is located down the small lane to the left of this property. Parking is available at the rear.

what3words ///receiving.hairpin.series



01872 272722

58 Lemon Street Truro Cornwall TR1 2PY
property@lodgeandthomas.co.uk
lodgeandthomas.co.uk

Chartered Surveyors
Estate Agents
Valuers
Auctioneers

LODGE & THOMAS

ESTABLISHED 1892