



Notice of property auction – 18th June 2012

Kingsley Village Conference Centre

Thursday 28th June, 6:30pm start

Cornish property to be sold at public auction

- 28th June, Kingsley Village Conference Centre, Fraddon

A wide ranging choice of Cornish property is to be sold under the hammer at public auction on Thursday 28th June with a required deposit from just £3,500. Bidding will begin at 6:30pm, ideal for those with work commitments and the venue – Kingsley Village Conference Centre – is convenient for buyers from across the county and beyond to attend, being close to the main A30 at Fraddon. Those who are unable to attend can bid by proxy or by telephone.

The properties - all entered by local independent estate agents - present a variety of opportunities for potential buyers. A pair of traditional semi-detached cottages near the beautiful and highly sought after St Ives, going into the sale as two separate lots, are in need of restoration and an individually designed feature-rich detached bungalow with Estuary views, also near St Ives, will instantly become a wonderful new home. A detached older-style bungalow close to St Austell town centre is an unfinished project with potential for finishing, improving, renovating or extending and a unique Grade II Listed four storey building in the centre of Camelford presents plenty of life/work options.

Some of the properties will be sold as traditional auction lots and some will be sold via Auction+. Introduced to the Westcountry in March and already proving extremely popular with both buyers and sellers, Auction+ is the new way to buy and sell property quickly, easily and securely within a fixed timescale. The winning bidder of each property pays a deposit of just £3,500, which opens up the opportunity of buying at auction to 'normal' people, not just cash-rich purchasers and investors, which means more potential buyers for each Auction+ property.

There is a choice of lots near the picturesque town of St Ives. Firstly, being sold by traditional auction, which requires a 10% deposit and completion in 28 days are:

1 Langweath Cottages, Lelant, St Ives – Guide price £99.950+ (Traditional auction)

1 Langweath Cottages is one of a pair of traditional, attractive Cornish granite cottages, each Grade II Listed and in need of restoration on the edge of the village of Lelant, near St Ives.



Inside 1 Langweath Cottages is a hallway leading to the living room with an open fireplace, sash window and exposed beams. There are also exposed beams in the kitchen and a rear hall and shower room complete the downstairs. Upstairs, the landing leads to two bedrooms, each with a sash window. Outside, the front garden is enclosed with a mixture of hedging, walling and railings. A dilapidated garage sits to the side of the cottage and to the rear are steps that lead up past an old brick and granite outbuilding to the garden, which is enclosed with hedging and backs onto fields with an old lean to wood store and a shed.

2 Langweath Cottages, Lelant, St Ives – Guide Price £149,950+ (Traditional auction)



2 Langweath Cottages has a central hallway with stairs to the first floor, a sitting room and dining room - each with a fireplace, exposed beams and a sash window - along with a sun room and kitchen. Upstairs are three bedrooms, the bathroom and separate WC. The front garden is enclosed by granite walling and is planted with shrubs including Rose, Clematis and Conifer. Pedestrian access leads round the side, where granite steps lead up to the rear garden, which backs onto fields and is bordered by woodland to one side.

Both 1 and 2 Langweath Cottages can be viewed by appointment with Berwick & Berwick in St Ives (01736 799090).

And being sold via Auction+ requiring a deposit of just £3,500 is:

3 St Uny Close, Lelant, St Ives – Guide price £275,000 - £295,000 (Auction +)

3 St Uny Close in Lelant, near St Ives, is a detached dormer bungalow nestling in a village cul-de-sac with a southerly aspect towards Hayle Estuary. This individually designed bungalow features vaulted ceilings, a spiral staircase, a galleried landing and a 17' first floor bedroom with estuary and rural views.



Inside, through the entrance porch and hallway is the large living room, which is open to the rafters and features a stained glass window as well as patio doors to the garden and a living flame gas fire with marble surround. The kitchen is fitted with a range of units, a built-in oven and gas hob with

extractor. Patio doors from the kitchen lead into the large conservatory and the utility room also provides access outside. Two double bedrooms – one open to the rafters with a feature pine ceiling – along with a bathroom and cloakroom complete the spacious downstairs.

The spiral staircase leads from the hallway to the galleried landing. From here is the exceptionally spacious master bedroom with windows across the front and wonderful views over the estuary, a Daffodil field and countryside beyond towards Hayle.

The bungalow is approached via a shared driveway with a parking area leading to the garage. The majority of the garden lies to the front of the bungalow and is enclosed with a mixture of mature shrubs and Conifers. There are patio areas immediately to the front of the bungalow with steps leading down to the main garden, which is mostly gravelled with a lawned area. The enclosed rear garden is mostly gravelled with a shed and greenhouse.

3 St Uny Close can be viewed by appointment with Berwick & Berwick in St Ives (01736 799090).

Also to be sold under the new Auction + rules are:

Brockstone Road, St Austell – Guide price £125,000 - £135,000 (Auction +)



This attractive detached bungalow sits in a substantial wooded plot with outbuildings and parking close to the recently redeveloped town centre of St Austell on the south coast. The bungalow was purchased as a project that the owner has been unable to complete through disability and is a comfortable home, mostly double glazed offering lots of potential to simply 'do up', improve, renovate or extend with the appropriate permissions.

The front door opens into the hallway. In the living room are exposed timber floorboards and in the separate dining room is a built-in storage cupboard. The kitchen is fitted with a range of modern white units as well as a wall-mounted Glow Worm gas central heating boiler and contains a freestanding double range cooker with extractor hood over. A door from here leads to the rear porch. The shower room is fitted with a modern white suite with double shower cubicle and heated towel rail and the two bedrooms are both double rooms, one with exposed floor boards.



To the front of the bungalow is a brick paved parking area for two/ three cars with mature shrub borders and a pathway with steps leading to the front door. To the side, a pathway gives access to the rear, which is of a good size with two block outbuildings, a timber shed and a large lawned garden with mature trees.

The bungalow on Brockstone Road can be viewed by appointment with Jefferys in St Austell (01726 73483)

The Gallery, 23 Market Place, Camelford – Guide price £200,000+ (Auction +)

At present, this unique Grade II Listed property is owned by a well known artist and is used as a gallery and studio with spacious accommodation over. Sitting in the centre of the busy market town of Camelford, between Bodmin Moor and the North Cornwall coast, this building would benefit from some upgrading but has great potential for many uses and must be viewed to be appreciated.



The lower ground and basement area with its slate flagged floor contains a workshop with rear access and two store rooms – one with side access and a deeply recessed fireplace. On the ground floor is the main showroom/ gallery with double bay windows and a central shop door as well as a second showroom with Inglenook fireplace and a studio with a picture window and a door to the rear.

Stairs from a hallway lead to the first floor, which boasts a landing with slate window seat, sitting room with apex beamed ceiling and recessed stone fireplace with slate hearth and wood burner, kitchen/ dining room with recessed sash windows and an apex beamed ceiling as well as a range of wood framed work surfaces. A step up from the kitchen/ dining room leads to the third double bedroom/ study area and the second bedroom, also a large double, along with the sizeable bathroom. On the second floor is the main bedroom, measuring 25'7" x 16'2" with a painted wood floor.

To the rear of the property is a riverside terrace with a slate paved pathway and stone wall with slate steps leading up to the rear entrance.

The Gallery in Camelford can be viewed by appointment with Lewis Property Consultants in St Austell (01726 66442) or Kernow Properties in Camelford (01840 212938).

Richard Worrall, highly experienced auctioneer, who will take the gavel on the night and has visited every property in the sale personally, said: "The two traditional granite cottages near St Ives offer excellent potential and value for two separate purchasers, or for one purchaser to buy the pair for the creation of a lettings income or a beautiful detached family home, subject to consents. The

bungalow in St Austell is a comfortable and spacious home offering its new purchaser plenty of potential at a guide of just £125,000 - £135,000; St Austell has undergone much improvement in recent years and is now the largest town in Cornwall with an excellent and bustling centre. The bungalow in St Uny Close is highly individual with some fantastic features and lovely cul-de-sac location, and in a prime trading position The Gallery in Camelford provides a shop front and business opportunity as well as ample living accommodation for its new owner/s. All of these lots represent excellent value for money and will belong to their new owners within 42 days of the auction.”

For further property information or for details about buying or selling at auction, including the Auction + service, visit www.theauctionagents.com or contact your local independent estate agent.

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Images are available from bubblepr@mac.com

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