



ROSE FARM
KERLEY
CHACEWATER
TRURO TR4 8LF

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin



ROSE FARM KERLEY CHACEWATER TRURO TR4 8LF

DETACHED CHARACTER COTTAGE AND TWO BARNs
WITH PLANNING CONSENT FOR CONVERSION

Enjoying complete privacy surrounded by countryside and located along a quiet lane.

Three bedrooms detached period cottage for improvement with three reception rooms, kitchen and shower room. Double glazing. Oil central heating.

Barn One - Consent for two bedrooms, lounge/kitchen/diner, utility and bathroom.

Barn Two - Consent for two bedrooms, open plan living room, mezzanine, utility and bathroom.

Additional outbuildings. Large gardens and paddock.
In all just over one acre.

No Chain. Freehold. Council Tax Band D. EPC - E.

GUIDE PRICE £350,000

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PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

Truro: 01872 242244 **St Mawes:** 01326 270008

E: sales@philip-martin.co.uk

www.philip-martin.co.uk



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(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

GENERAL COMMENTS

Rose Farm comprises a detached character cottage, large gardens and grounds and extensive outbuildings. Planning permission has been granted to convert the two traditional stone barns into two residential dwellings. The location is very pleasant and the property is found along an unmade lane and enjoys complete privacy with no near neighbours and is surprisingly quiet. The cottage is in a need of renovation but offers huge potential. The accommodation includes three bedrooms on the first floor with sitting room, dining room, lounge, kitchen and shower room downstairs. The long entrance lane is a lovely approach to the property and this opens up to a large yard that provides plenty of parking. The gardens and grounds are somewhat overgrown and extend to just over one acre. There is huge scope to create a lovely garden. In addition to the two barns with planning consent there are additional outbuildings including a large general purpose shed which is perfect for garaging several cars. The property is being sold with no chain and an internal viewing is recommended.

PLANNING PERMISSION

Planning permission was granted by Cornwall Council on 13 December 2024 planning reference PA24/07202 for "Conversion of barns into two residential units" Further information and planning conditions are available from the agents.

LOCATION

Rose Farm is located on the outskirts of Chacewater and with excellent links to Truro, Falmouth and Redruth. Chacewater is a sought after village which is located within five miles of Truro. It benefits from a village shop, public house, bakers, doctors' surgery and primary school. Chacewater has a great sense of community with many village organisations and activities which are held throughout the year. The location offers easy access to the A30 via Scorrier and further amenities can be found in Truro.

In greater detail the accommodation comprises (all measurements are approximate):

ENTRANCE CONSERVATORY

Double glazed windows, polycarbonate roof, tiled floor. Door to:



DINING ROOM

4.29m x 3.61m (14'0" x 11'10")

Window overlooking the front garden. Oil fired Rayburn, shelved cupboards in firebreast recess, exposed beams, tiled floor, radiator. Stairs to first floor and door through to the sitting room. Opening to:

KITCHEN

3.38m x 1.97m (11'1" x 6'5")

Basic kitchen with base and eye level kitchen units. Worktops with tiled splashback incorporating one and a half bowl stainless steel sink/drainers, two windows to rear. Glow-Worm oil fired central heating boiler. Electric consumer unit, radiator, doors to outside and:

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SHOWER ROOM

Low level w.c, wash hand basin, low level shower with Mira electric shower and fully tiled surround. Loft access, extractor fan, frosted window to rear. Dimplex fan heater, radiator.

LOUNGE

3.66m x 3.60m (12'0" x 11'9")
Window overlooking the front garden. Exposed beams, radiator, stone fireplace. Glazed the door to:

RECEPTION ROOM

4.26m x 3.34m (13'11" x 10'11")
Window overlooking the front garden. Exposed beams, radiator.

FIRST FLOOR

Landing

BEDROOM ONE

4.85m x 3.70m (15'10" x 12'1")
Two windows to front, radiator. loft access.

BEDROOM TWO

4.24m x 3.61m (13'10" x 11'10")
Window to front, radiator, loft access.

BEDROOM THREE

3.66m x 2.69m (12'0" x 8'9")
Window to front, radiator, loft access.

OUTSIDE

Rose Farm is approached from a quiet unmade country lane and an opening leads from this lane into a private drive that continues to a hardstanding that provides lots of parking and to the outbuildings and cottage. The traditional stone barn on the right (Barn 1) has planning consent for conversion into a two bedroom dwelling. On the left is a large detached outbuilding, ideal as a workshop with garaging space for four cars. Beyond the workshop is a gently sloping paddock that is very overgrown and enclosed within natural hedge boundaries that enjoys far reaching view views over the surrounding countryside and a sunny aspect.

The drive continues past the barn and workshop to the cottage and the second barn (Barn 2). This barn



also has planning consent for conversion into a two bedroom dwelling.

A concrete path leads to the cottage entrance. A long front garden is somewhat overgrown but has some wonderful mature trees, shrubs, plants and apple trees. The garden is enclosed within natural hedge boundaries and offers tremendous potential. At the rear of the cottage is a wide gravelled area providing access into the kitchen and further stone building, probably a former piggery which is rather dilapidated, but offers further potential. A wooden door opens from the rear pathway into a former stone building that is attached to the cottage. This building does not have a roof but could easily be converted into additional outside storage, or possibly amalgamated into the main house for further accommodation subject to consent.

SERVICES

Mains water and electricity. Private drainage. Oil central heating.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

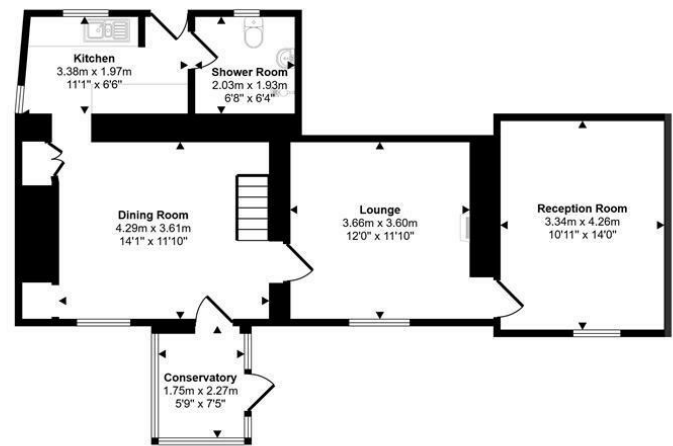
Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

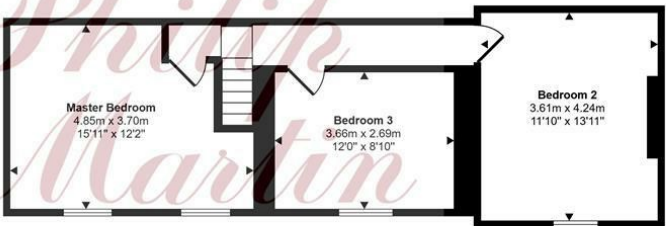
Leave Truro travelling west on the A390 taking the left turning for Chacewater at the Threemilestone traffic lights (by the park and ride). Proceed through Greenbottom and at the crossroads turn left towards Devoran. Continue on this road for approximately one mile and the lane that leads to Rose Farm is on the right (the next right hand turning after Trevore Farm) where a Philip Martin sale board has been erected. Take the second gateway which leads to the plot and land.

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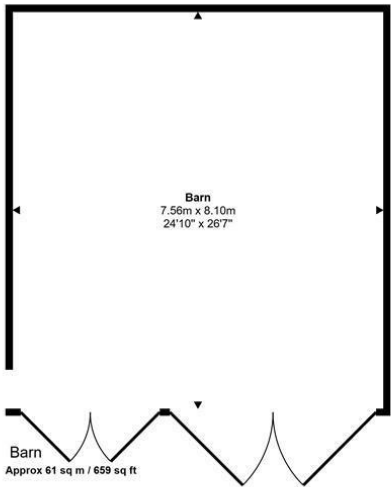
Approx Gross Internal Area
180 sq m / 1935 sq ft



Ground Floor
Approx 68 sq m / 730 sq ft



First Floor
Approx 51 sq m / 546 sq ft

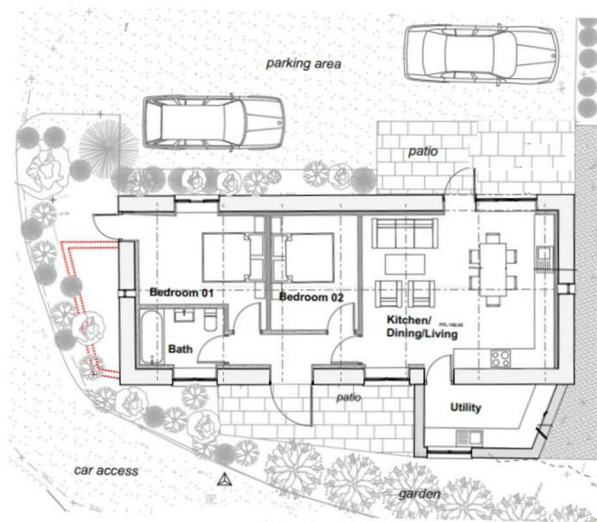


Barn
Approx 61 sq m / 659 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
43-54	E		
31-42	F		
21-30	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC
		78	43
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
43-54	E		
31-42	F		
21-30	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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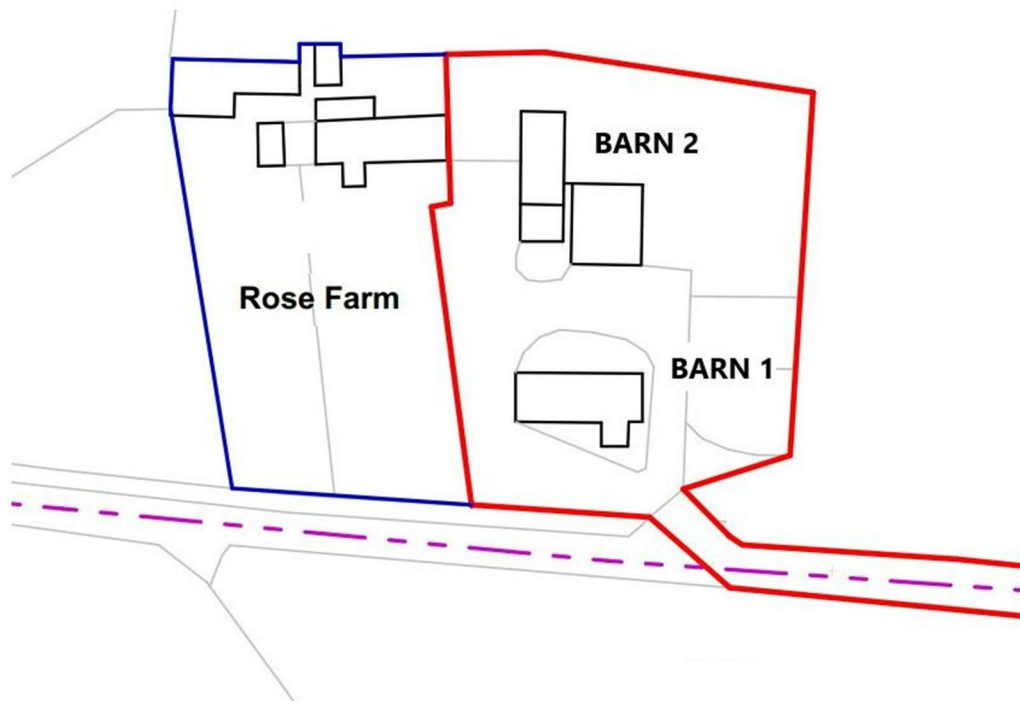


BARN 01

Approx. 62sqm internal floor area



BARN 02





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