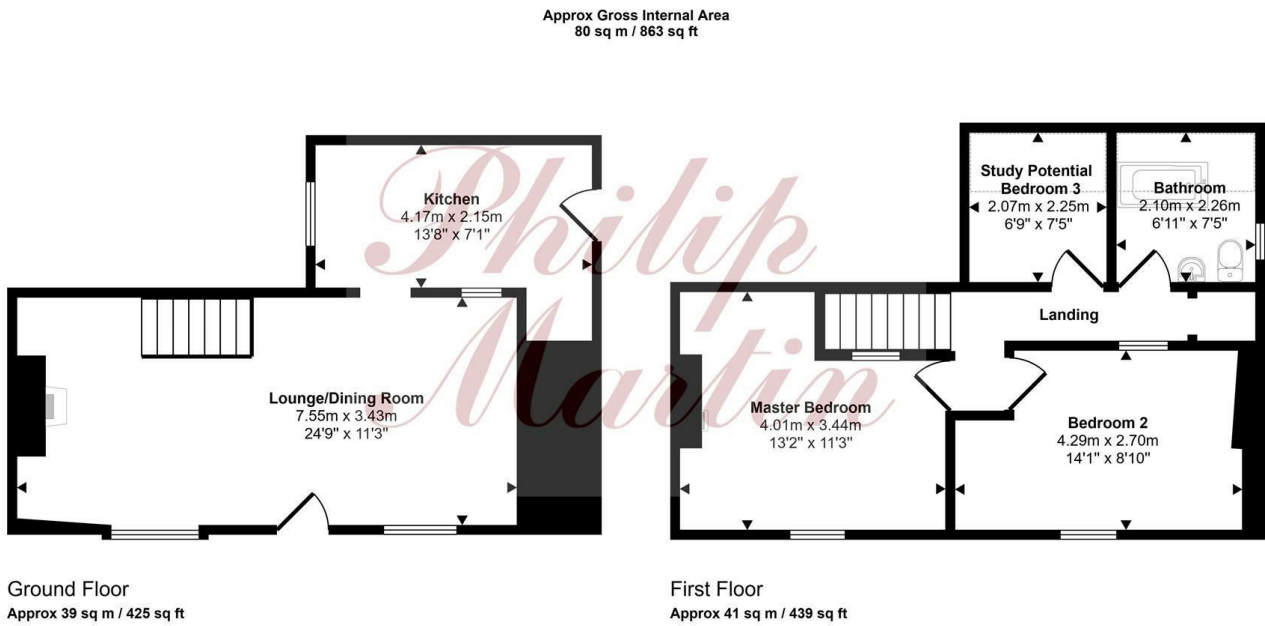


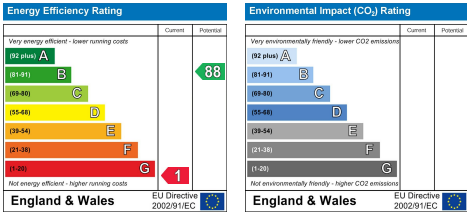
NR. CHACEWATER, TRURO



KEY FEATURES

- Renovation Project
- Two/Three Bedrooms
- Kitchen/Breakfast Room
- Outbuilding 20m x 10m
- Approximately 0.87 Acres
- Detached Period Cottage
- Lounge/Dining Room
- Bathroom
- Large Gardens & Grounds
- No Chain

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) 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 intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



LITTLE CHACEWOOD, CHACEWATER, TRURO, TR4 8QU  
DETACHED PERIOD COTTAGE FOR IMPROVEMENT

IN A QUIET RURAL SETTING WITH LARGE GARDEN AND HUGE OUTBUILDING  
Offering huge potential to create a fabulous home with endless opportunities.  
Two bedrooms, lounge/dining room, kitchen, bathroom and study (potential for third bedroom).  
Large gardens and grounds extending to approximately 0.87 acres.  
Corrugated iron outbuilding approximately 21m x 11m.  
Further piece of land on the opposite side of the lane included in sale.  
Freehold. EPC G. Council Tax Band D.  
No Chain. Cash Buyers only.

OFFERS OVER £300,000



## GENERAL COMMENTS

Little Chacewood offers tremendous potential and enjoys a quiet rural setting with no near neighbours yet is within a very short distance of Chacewater with excellent village facilities. The dwelling is a very attractive detached period cottage that has been rented for many years and is now in need of total renovation together with very large gardens and huge corrugated iron outbuilding measuring 20 meters x 10 meters. The whole property offers huge potential and is perfect for purchasers looking for a home with endless possibilities.

The cottage has two bedrooms, study and bathroom on the first floor with lounge/dining room and kitchen/breakfast room downstairs. The study does not have a window so cannot be described as a bedroom but this could easily be changed. There is no kitchen or heating. Outside are front and rear gardens and the large outbuilding that has a huge footprint. On the opposite side of the lane is a further piece of land that is ideal for additional parking. Little Chacewood is sold with no chain and presents a wonderful opportunity to create a fabulous home. Whilst the property is unlikely to be mortgageable with mainstream lenders, as there is no fitted kitchen, this can be discussed further with the agents. An internal viewing is highly recommended.

## LOCATION

Little Chacewood is located in a rural setting on the outskirts of Chacewater along the lane that leads to the hamlet of Twelveheads. Chacewater is a sought after village 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 villages surrounding Chacewater owe their history to Cornwall's important and prosperous mining heritage and the fine Georgian houses in the area reflect this. Built for the engineers and industrialists who pioneered the industrial revolution and the mining of tin and other valuable commodities of the time.

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

## LOUNGE/DINING ROOM

24'9" x 11'3" (7.55m x 3.43m)

Entrance door. Two windows to front. Feature open fireplace. Stairs to first floor. Exposed beams. Door to:

## KITCHEN/BREAKFAST ROOM

13'8" x 7'0" (4.17m x 2.15m)

Window to side and door leading to outside. Exposed beams. The kitchen has been removed.

## FIRST FLOOR

Landing. Former airing cupboard.

## BEDROOM ONE

13'1" x 11'3" (4.01m x 3.44m)

Window to front.

## BEDROOM TWO

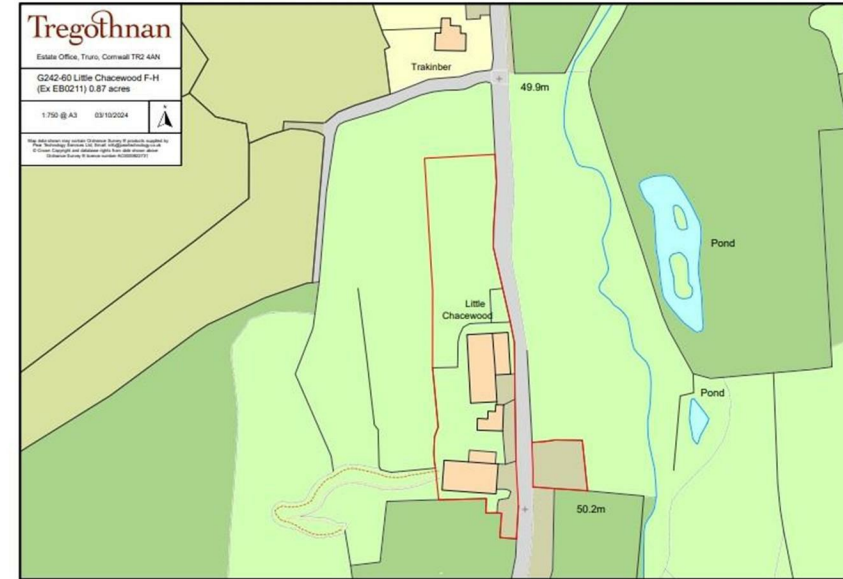
14'0" x 8'10" (4.29m x 2.70m)

Window to front.

## STUDY - POTENTIAL THIRD BEDROOM

7'4" x 6'9" (2.25m x 2.07m)

No window. Possible third bedroom if window or Velux is added.



## BATHROOM

7'4" x 6'10" (2.26m x 2.10m)

Window to rear. Low level w.c, panel bath. Pedestal wash hand basin.

## OUTSIDE

The gardens and grounds are mainly located to the side and rear of the cottage and extend to approximately 0.87 acres in total. This includes a further piece of land across the lane where there is additional parking.

## OUTBUILDING

68'10" x 36'1" (21m x 11m)

A huge corrugated iron hangar offering huge potential. Concrete floor.

## COVENANTS

The sellers have imposed the following restrictive covenants.

1. Not to use the house being part of the property other than as a maximum of two dwelling houses on the property.
2. Not to cause a nuisance or annoyance to the transferor or the owners or occupiers from time to time of the retained land.
3. Not to object to the use or proposed use of the Retained Land by the Transferor, or any successor in title or any tenant from him/her, for the following purposes agricultural, equine, horticultural or forestry.
4. The seller will reserve the mineral rights under the property [surface mineral working excluded].

## TENURE

FREEHOLD

## COUNCIL TAX

BAND D

## SERVICES

Mains electric. Private drainage. The water is from a mains supply via a neighbouring property. There is a sub meter and the purchaser will be billed for the water they use.

## 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

From the middle of Chacewater take the turning into The Square alongside The Kings Head passing the market and the village car park. Take the next left just before the village hall and continue along this country lane for approximately half a mile and the property can be found on the right hand side where a Philip Martin For Sale board has been erected.