



CHERRY TREE COTTAGE
LITTLE CARHARRACK

CARHARRACK
TR16 5PS

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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TR16 5RS

DOUBLE FRONTED COTTAGE SITUATED ON
OUTSKIRTS OF VILLAGE

This wonderful three bedroom character cottage is situated on the edge of the popular village of Carharrack.

The property is full of charming features, with a modern and contemporary feel throughout. The accommodation includes; sun room, sitting room, kitchen/dining room, three bedrooms, shower room and a bathroom. With mature gardens to both front and rear mainly laid to lawn with mature shrubs and trees.

Internal viewing is highly recommended to appreciate the charm and quality of this property.

EPC - F. Freehold. Council Tax - C.

GUIDE PRICE £450,000

Philip Martin

PHILIP MARTIN

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THE PROPERTY

Cherry Tree Cottage is a beautiful double fronted stone cottage situated on the outskirts of Carharrack. The property enjoys tremendous privacy, and plenty of rural walks on the doorstep however is equally within walking distance of the village amenities. Immaculately presented, and boasting characterful features throughout, in all, the accommodation comprises; sun room, sitting room, shower room and an open plan kitchen/dining room to the ground floor with three bedrooms and a bathroom to the first floor. With mature gardens to both front and rear that enjoy the sunny aspect throughout the day.

CARHARRACK

Carharrack is a thriving village community convenient for Truro and Redruth with a selection of local facilities for daily needs including general store and post office, public houses, church and chapel. There is a doctors surgery and primary school in nearby St. Day. The village is about 7 miles from Truro, 3 miles from Redruth and 8 miles from Falmouth. The village is just over 2 miles from the main A30 and this provides easy access throughout the county. There is a main line railway link to London (Paddington), at both Truro and Redruth and the village is also well served by a local bus.

TRURO

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

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

GROUND FLOOR

SUN ROOM

3.38m x 2.89m (11'1" x 9'5")

A wonderful modern extension to the front of the property that provides an additional living room which also benefits from underfloor heating. Triple aspect with bi-folding doors opening out onto garden. Door into;



SITTING ROOM

7.77m x 3.88m (25'5" x 12'8")

A double fronted sitting room with solid wood flooring. Two sash windows to front aspect. Feature fireplace with wood burning stove, granite lintel and slate hearth. Space for dining table and door into;

SHOWER ROOM

2.02m x 1.76m (6'7" x 5'9")

Double walk in shower cubicle, vanity hand wash basin and low level w.c. Heated towel rail and extractor fan.

DINING ROOM

4.08m x 3.47m (13'4" x 11'4")

Tiled flooring with underfloor heating. Heritage oil fired burning stove which serves hot water and central heating system.

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Versatile space that could also be used as a snug. An open plan room continuing into;

KITCHEN

3.91m x 3.76m (12'9" x 12'4")

Comprising a range of base and eye level units with granite worktops and a central island with breakfast bar to one side. Inset Belfast double sink. Underfloor heating throughout kitchen and dining room. Space for fridge/freezer with integrated appliances including electric oven, hob, dishwasher and washing machine. Two velux windows and double doors opening out into rear garden.

FIRST FLOOR

LANDING

Timber flooring with window and velux to rear. Access to loft space.

BEDROOM

3.29m x 3.73m (10'9" x 12'2")

Sash window to front. Radiator.

BEDROOM

2.92m x 3.75m (9'6" x 12'3")

Sash window to front. Fitted cupboard. Timber flooring. Radiator.

BEDROOM

3.03m x 2.99m (9'11" x 9'9")

Window to rear and velux window. Radiator.

BATHROOM

1.50m x 3.11m (4'11" x 10'2")

Comprising roll top bath with electric shower over, wall mounted hand wash basin and high level w.c. Sash window to front aspect, heated towel rail and extractor fan.

OUTSIDE

There is a pedestrian gate leading into the front garden which is majorly laid to lawn with walled boundaries and a wide variety of mature shrubs and trees. A pathway leads to the front sun room and into the property.



The rear garden is again, very mature with a meandering pathway leading to the back where there is a very pleasant, private seating area, a greenhouse and timber storage shed. There is a pedestrian gate to the side providing direct access to the rear garden.

SERVICES

Mains water, electric and drainage. Oil heating via Heritage

N.B

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

COUNCIL TAX

C.

TENURE

Freehold.

DIRECTIONS

Proceed into the village from St Day and up through Railway Terrace. Take the right hand turning just after the local store into Chapel Terrace. Follow this road for a short distance and when the road bends to the right, Cherry Tree Cottage can be found on the left hand side.

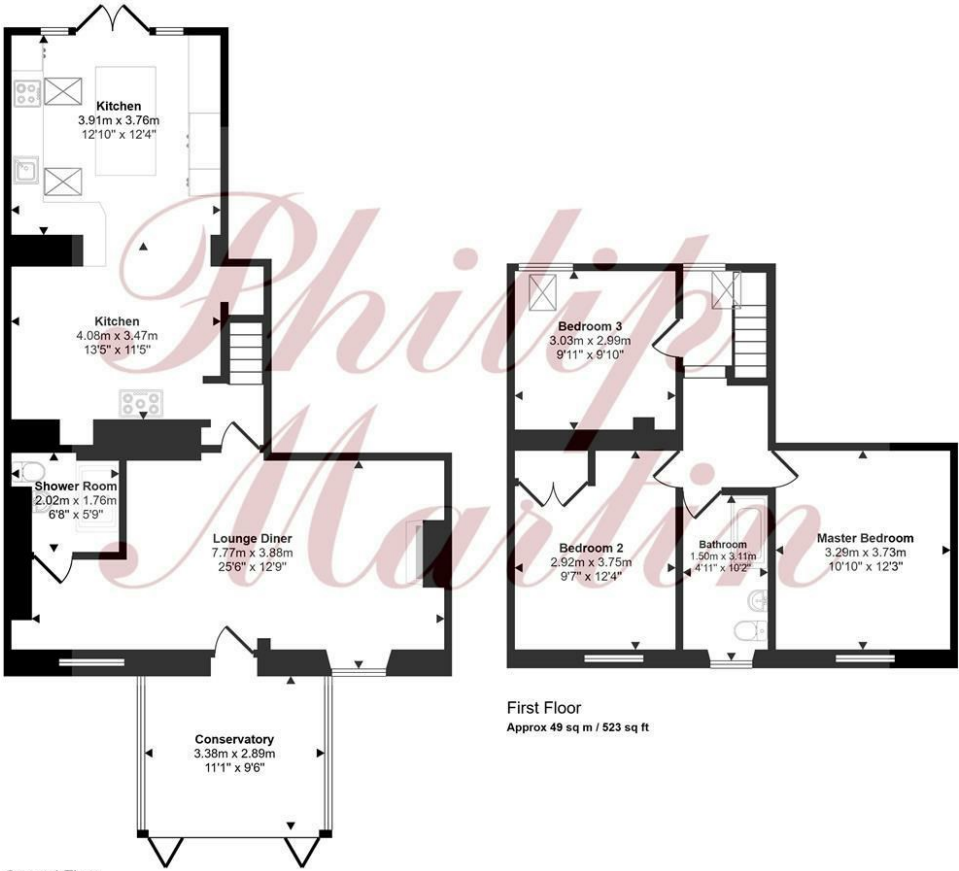
VIEWING

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.

DATA PROTECTION

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Approx Gross Internal Area
125 sq m / 1348 sq ft

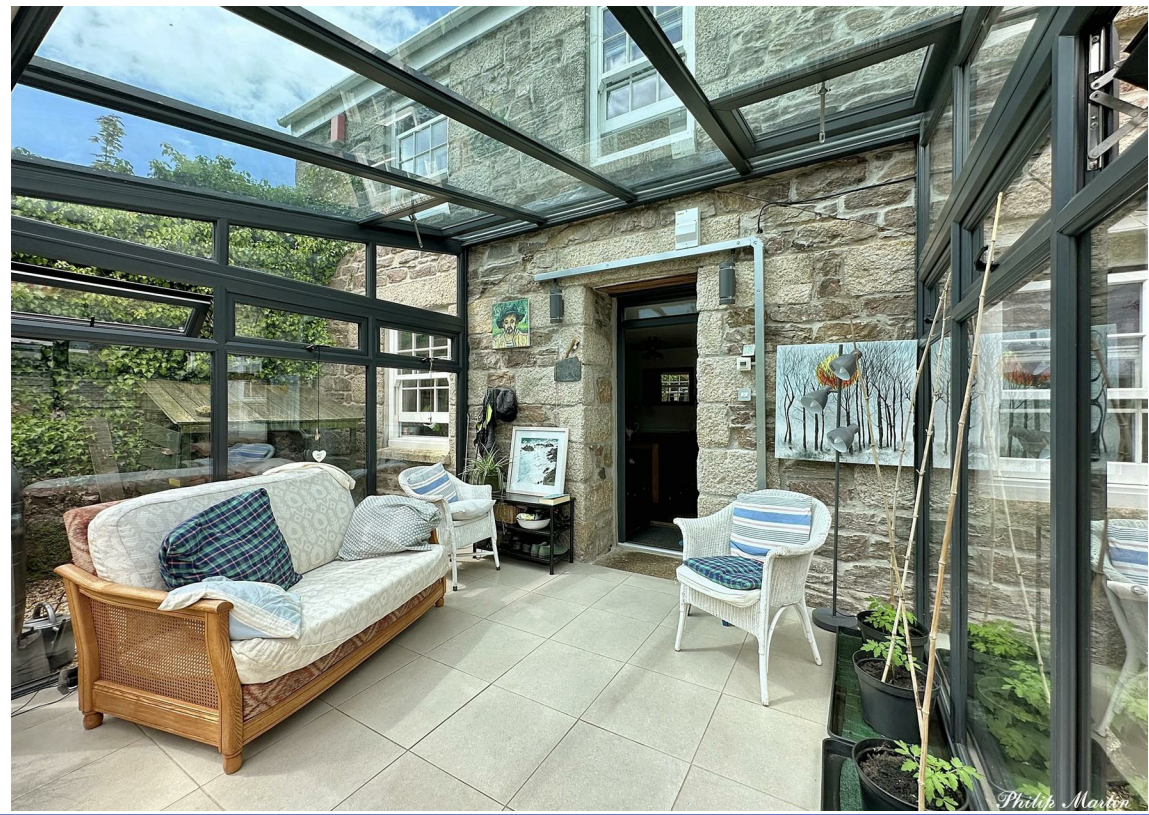


Ground Floor
Approx 77 sq m / 825 sq ft

First Floor
Approx 49 sq m / 523 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			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(49-54) E			(49-54) E		
(41-48) F			(41-48) F		
(35-40) G			(35-40) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





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