



CEDAR HAVEN FARM WHEAL ROSE

SCORRIER, REDRUTH,
TR16 5DH

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



CEDAR HAVEN FARM

SCORRIER, REDRUTH, TR16 5DH

DETACHED BUNGALOW IN LARGE PLOT WITH
STATIC CARAVAN

Situated on the edge of Wheal Rose in a semi rural yet convenient location, close to the A30 as well as the north Cornish coast.

Offered for sale for the first time since its construction 70 years ago.

Occupying a good sized plot approx 1.1 acres in total with small paddock, ample parking and a garage. Enjoying pleasant rural views over the surrounding countryside.

GUIDE PRICE £595,000

Philip Martin

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



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

(a) Whilst every care has been taken in 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

GENERAL COMMENTS

Cedar Haven Farm is a detached, single-storey residence of enduring appeal, set within a private plot extending to just over an acre and held within the same family ownership since its construction in the late 1950s. Carefully maintained and sympathetically updated, the property offers an exceptional opportunity to acquire a much-cherished home with scope for further enhancement.

The accommodation is both spacious and versatile, well suited to family living or those seeking generous lateral space in a peaceful setting. Principal reception rooms are well proportioned and light-filled, enjoying attractive views across the established gardens and surrounding countryside. Currently arranged with three bedrooms, the layout offers flexibility and clear potential to create a fourth, if required.

A particular feature is the substantial snooker (Hobby) room, a highly adaptable space offering considerable versatility. It presents excellent potential as an additional bedroom suite, home office, studio or annexe-style accommodation, subject to the necessary consents.

A private driveway provides ample parking and leads to a garage with useful storage or workshop space. The gardens are mature and thoughtfully arranged, with sweeping lawns, established borders and specimen planting creating privacy and year-round interest.

Beyond the formal gardens lies a small paddock, enhancing the property's semi-rural appeal and providing valuable amenity land. To the side of the property sits a static caravan, offering further potential for alternative use or development, subject to the necessary planning permissions. The property is offered for sale as a whole; however, consideration may be given to purchasers who do not require the static caravan and paddock, as these elements could be retained by the family.

Cedar Haven Farm represents a rare opportunity to acquire a well-maintained home of character and flexibility, set within generous grounds and offering significant future potential.



WHEEL ROSE

Wheal Rose is a small rural hamlet set within open countryside, conveniently positioned for both the north Cornish coastline and the county's principal towns. Porthtowan Beach is within easy reach, while the sought-after coastal village of St Agnes offers a range of independent shops, cafés and everyday amenities. Wider facilities, including supermarkets, healthcare and schooling, are available in the surrounding towns.

The area is well regarded for its access to outdoor pursuits, with nearby coastal footpaths, bridleways and cycle trails providing direct access to the surrounding countryside and coastline. The beaches along this stretch of coast are popular for surfing and water sports, with a number of well-regarded eateries and public houses close by.

Despite its rural setting, Wheal Rose is highly accessible. The A30 is easily reached, providing direct links across Cornwall and connecting to Truro, Redruth and beyond. Mainline rail services are available from Redruth and Truro, with direct services to London Paddington, and

Philip Martin



Newquay Airport offers regular domestic and European flights.

Wheal Rose offers a practical and well-connected setting, combining countryside surroundings with convenient access to the coast and key transport links.

REDRUTH

Redruth offers a wide range of facilities which includes shops, bars and restaurants as well as junior and secondary schooling and a mainline railway station connecting with London Paddington. More comprehensive shopping can be found in Truro.

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):

ENTRANCE HALL

11'5" x 10'6" (3.5 x 3.21)

A light and spacious hall with wood block flooring and cloaks cupboard.

LOUNGE

14'8" x 11'2" (4.49 x 3.41)

With feature fireplace and open to the reception room.

RECEPTION ROOM

12'11" x 9'1" (3.95 x 2.78)

Triple aspect with views over the gardens.

DINING ROOM

22'11" x 12'6" (7.01 x 3.82)

With windows overlooking the gardens.

CONSERVATORY

14'11" x 9'3" (4.56 x 2.82)

Low walled conservatory with views over the surrounding countryside and paddock with Carn Brea in the distance.

HOBBY ROOM

26'7" x 17'8" (8.11 x 5.41)

The 'Snooker Room' with huge potential for hobbies or for a home office, gym or master bedroom.

KITCHEN

12'5" x 10'4" (3.81 x 3.16)

Fitted with a range of units, base and eye level with worktop over, sink and drainer inset. Oil fired central heating boiler.

UTILITY

11'8" x 5'7" (3.56 x 1.72)

Base and eye level units with worktop over. Space and plumbing for washing machine and tumble dryer.

REAR HALL

A great boot room and space for hanging coats etc.

SHOWER ROOM

4'11" x 4'5" (1.5 x 1.36)

Shower, w.c. and basin.

INNER HALL

From the main entrance hall.

BATHROOM

8'7" x 6'10" (2.62 x 2.1)

Bath, shower, w.c., wash hand basin and heated towel rail.

BEDROOM 3

10'4" x 8'11" (3.15 x 2.72)

Built in wardrobes and window overlooking the front gardens.

BEDROOM 2

10'4" x 9'9" (3.17 x 2.99)

Window to front, wash hand basin and built in wardrobe.

MASTER BEDROOM

13'1" x 11'9" (4 x 3.6)

Fitted with a range of wardrobes and shower cubicle.

OUTSIDE

The gardens and grounds are tremendously private with a large sweeping driveway and parking for several cars as well as access to the garage. There is a green house, summerhouse and some useful outbuildings attached to the main house. The gardens are well established with areas of lawn and mature shrubs and plants.

GARAGE

18'8" x 11'5" (5.7 x 3.49)

Light and power connected.

Philip Martin

STATIC CARAVAN

The sellers have applied for a certificate of lawfulness. The property is offered for sale as a whole; however, consideration may be given to purchasers who do not require the static caravan and paddock, as these elements could be retained by the family.

LAND

An small paddock wraps around the bungalow and provides a great space for a variety of uses.

SERVICES

Mains water and electricity. Oil fired central heating. LPG gas bottles for hob.

TENURE

Freehold.

COUNCIL TAX

Band E.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

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.





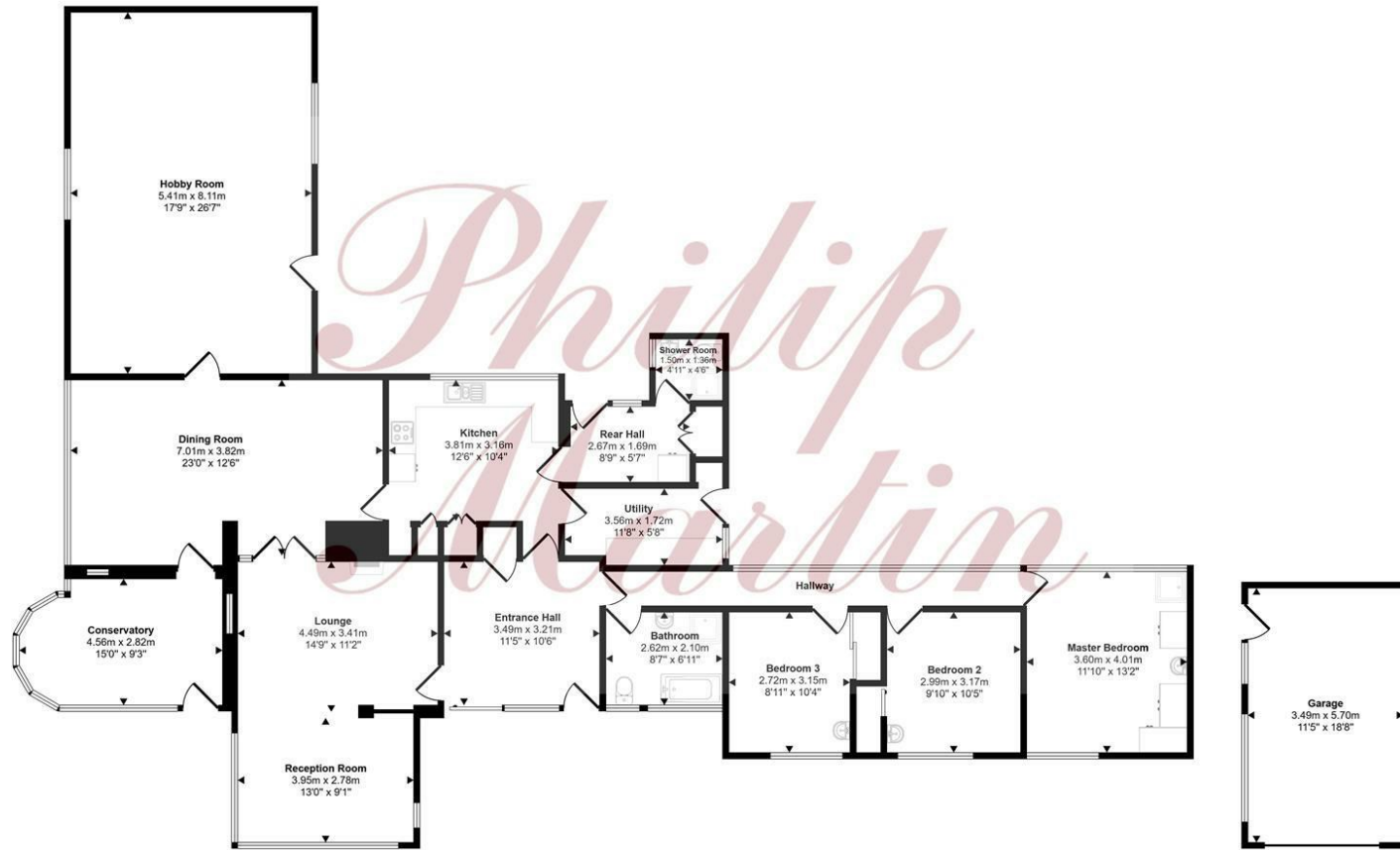


Philip Martin



Philip Martin

Approx Gross Internal Area
227 sq m / 2438 sq ft



Floorplan
Approx 207 sq m / 2225 sq ft

Garage
Approx 20 sq m / 214 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		Very environmentally friendly - lower CO ₂ emissions	
92 plus) A		92 plus) A	
81-91) B		81-91) B	
69-80) C		69-80) C	
55-68) D		55-68) D	
39-54) E		39-54) E	
21-38) F		21-38) F	
1-20) G		1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	





PHILIP MARTIN

Truro 01872 242244 St Mawes 01326 270008 www.philip-martin.co.uk

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin