



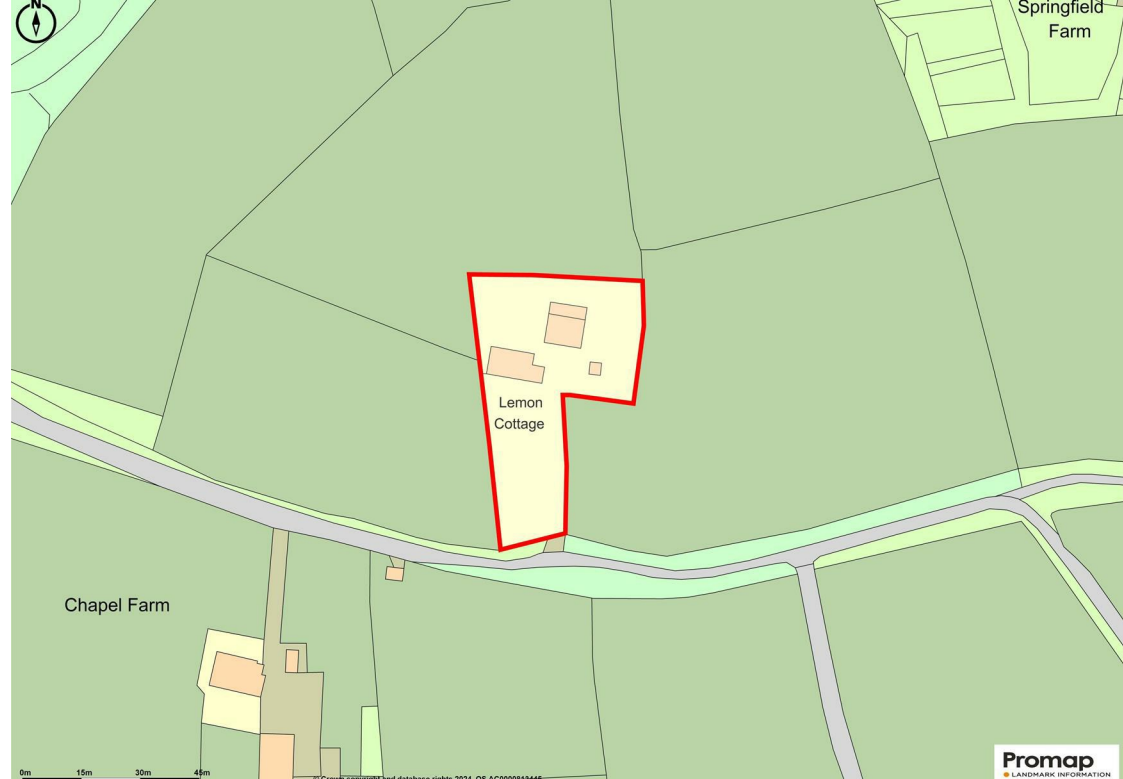
LEMON COTTAGE

BALDHU, TRURO,
TR3 6ED

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin



LEMON COTTAGE

BALDHU TRURO

TR3 6ED

COTTAGE, LARGE DETACHED GARAGE &
WORKSHOP, DELIGHTFUL HALF ACRE PLOT &
SURROUNDED BY COUNTRYSIDE

Situated in a glorious position in central Cornwall and
tucked away in a quiet setting along a minor country lane.

An established garden and a private plot measuring just
under half an acre with ample parking.

A large two storey detached garage and workshop
offering huge potential.

Sold with no chain and vacant possession.

GUIDE PRICE £395,000

Philip Martin

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

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

E: sales@philip-martin.co.uk

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

GENERAL COMMENTS

Lemon Cottage offers a wonderful opportunity. Situated in a quiet and rural location along a minor country lane and surrounded by open countryside, this is the epitome of privacy and seclusion. A five bar gate opens to a driveway which leads to the detached cottage as well as the two storey detached workshop and garage. In all the plot measures approx half an acre with mature and established gardens.

LOCATION

The hamlets of Baldhu and Hugus lie midway between Carnon Downs, Chacewater and Threemilestone, 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 village of Carnon Downs is well served by local amenities including post office, Spar general store, doctors surgery/pharmacy, dental practice, garden centre, village hall and regular bus connections to Truro and Falmouth. On the edge of the village there is a golf course and the village is also well placed for access to the creek and sailing facilities on the Fal Estuary.

Threemilestone is a large village situated approximately three miles west of Truro on the A390 and offers a good range of everyday facilities including primary and secondary schools, post office, general store, hairdresser, fish and chip shop, public house, Chinese take away and a church.

COVENANTS

1. Not to allow more than one residential dwelling with ancillary annexe 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 use the Property for any trade or business save this shall not prevent the Property being used for letting purposes or use of a home office on the property.
4. Not to object to the use or proposed use of the Retained Land for agricultural, horticultural, equine or forestry purposes by the Transferor, or any successor in title or any tenant from him, for any purpose
5. Not to cause nor permit to be caused (whether by act or omission) any damage to any Service Media serving the Retained Land and promptly to make good any damage which may be so caused to the reasonable satisfaction of the Transferor;
6. The seller will reserve the mineral rights under the property [surface mineral working excluded]



STANDARD MINERAL RESERVATION

There are excepted and reserved unto the Transferor and his assigns or successors in title all mines metals stone and minerals (including china clay and china stone) within and under the Property together with all powers rights and easements necessary or desirable:

- (a) for searching winning working getting carrying away and disposing of the same (and also any mines metals stone and minerals lying within and under any adjoining lands) by underground workings;
- (b) to erect and construct any buildings engines machinery roads railways

tramways waterworks waterways airways cables telegraphs telephones and other works and facilities on any adjoining lands; and
(c) to stack and lay up any minerals and refuse which may be raised out of any such mines on any adjoining lands;
with reasonable compensation being paid to the Transferee or its successors in title for damage to the surface of the Property in the exercise of such rights and powers, but no compensation shall hereafter be claimed or paid in respect of any damage, contamination, subsidence or otherwise, done to the surface of the Property or any buildings thereon owing to or consequential to any workings or mining or mineral processing related



contamination before the date of this Transfer. Any dispute which may arise in regard to compensation, or the amount of it, shall be referred to the decision of an arbitrator in accordance with the provisions of the Arbitration Act 1996.

FURTHER INFORMATION

Please note that the successful purchaser will receive the full transfer document with more detailed information. The covenants form part of the transaction and are included in the sales particulars for informative purposes. All legal documentation will be provided through the solicitors.

FURTHER INFORMATION CONTINUED...

Any survey or investigative work that must take place is at the expense of the purchaser.

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

THE COTTAGE

PORCH/CONSERVATORY

2.63 x 2.16 (8'7" x 7'1")

LOUNGE

3.72 x 3.29 (12'2" x 10'9")

REAR HALL

Door to rear.

KITCHEN

4.12 x 2.19 (13'6" x 7'2")

DINING ROOM

4.11 x 2.81 (13'5" x 9'2")

BATHROOM

2.29 x 2.02 (7'6" x 6'7")

FIRST FLOOR

BEDROOM 1

3.13 x 2.86 (10'3" x 9'4")

EN-SUITE

BEDROOM 2

3.89 x 2.84 (12'9" x 9'3")

OUTSIDE

Approached via a driveway with parking for several cars and tree lined. There is access to both the cottage and the two storey garage/workshop.

WOODSTORE

3.47 x 2.92 (11'4" x 9'6")

DETACHED WORKSHOP

GARAGE

5.66 x 4.58 (18'6" x 15'0")

ENTRANCE HALL

OFFICE

4.11 x 3.63 (13'5" x 11'10")

W.C.

FIRST FLOOR

WORKROOM 1

6.15 x 5.70 (20'2" x 18'8")

WORKROOM 2

3.65 x 2.63 (11'11" x 8'7")

WORKSHOP

8.10x 3.55 (26'6"x 11'7")

OUTHOUSE

With power, water and w.c.

SERVICES

Oil fired central heating. Mains water and electric. Private drainage.

N.B

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

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.

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.

COUNCIL TAX

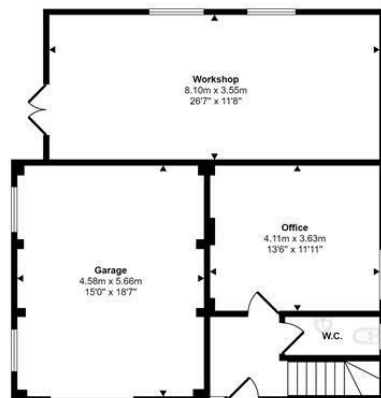
Band D.

TENURE

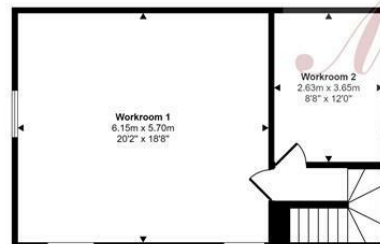
FREEHOLD.

DIRECTIONS

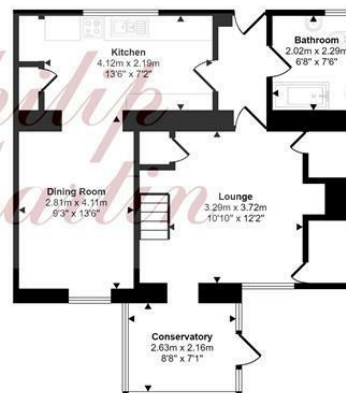
The lane which leads to Lemon Cottage can be found opposite the Baldhu Christian chapel above Wheal Jane. Proceed down the lane and the cottage can be found on the left hand side.



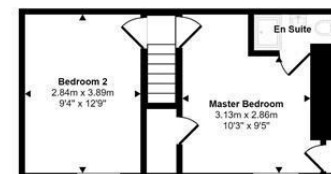
Annex Ground Floor
Approx 80 sq m / 863 sq ft



Annex First Floor
Approx 51 sq m / 545 sq ft



Ground Floor
Approx 61 sq m / 659 sq ft



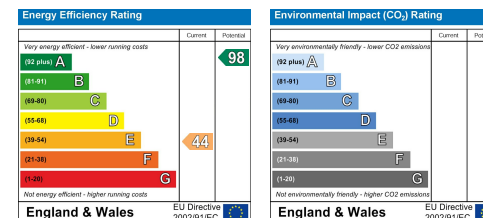
First Floor
Approx 30 sq m / 321 sq ft



Storage Room
Approx 10 sq m / 109 sq ft

Approx Gross Internal Area
232 sq m / 2497 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.







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