



COLLINGWOOD CHIVERTON CROSS

BLACKWATER TRURO

TR4 8HS

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin



Philip Martin



Philip Martin



Philip Martin



Philip Martin

COLLINGWOOD CHIVERTON CROSS BLACKWATER TRURO TR4 8HS

DETACHED BUNGALOW WITH HUGE POTENTIAL

Situated in a convenient location in central Cornwall and occupying a good sized plot with parking, double garage, workshop and gardens.

In the same family ownership since construction over 100 years ago and now in need of complete refurbishment throughout.

Tremendous potential for redevelopment for either residential or commercial subject to consents.

GUIDE PRICE £265,000

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

THE PROPERTY

Collingwood is a detached period bungalow, understood to have been constructed circa 1919 and remaining in the same family ownership since 1949. Formerly associated with the original 'Garage' at Chiverton Cross, the property holds a degree of local historical interest.

Occupying a convenient and well-connected position with access to routes across the county, the property now presents an opportunity for improvement. Whilst it has been maintained over the years, it would benefit from a programme of updating and modernisation throughout.

The accommodation currently comprises a porch, entrance hall, three bedrooms, sitting room, dining room, kitchen and shower room. Externally, there is off-road parking, a double garage and gardens surrounding the property.

HISTORY

Collingwood occupies a plot originally acquired in 1911 by Andrew Isaac William Ward, with the bungalow itself understood to date from circa 1919. The grounds were once home to the original Ward family enterprise, including Wards Garage together with blacksmith, wheelwright and carpentry workshops, before the business relocated to larger premises across the road.

Historically, the crossroads was closely associated with the Ward family, with several bungalows in the immediate vicinity all under their ownership.

Now coming to the market after generations within the same family, Collingwood represents the end of a long period of ownership and offers a rare opportunity for purchasers seeking a property with historical interest, requiring full modernisation or redevelopment (subject to any necessary consents).



LOCATION

Chiverton Cross is a well-known junction in mid-Cornwall, offering excellent connectivity to Truro, Redruth and the north coast. Recent infrastructure improvements have enhanced access across the county, making it a convenient base for both commuting and day-to-day travel. The area is ideally positioned for access to a range of nearby amenities, including local shops, schools and services, while also being within easy reach of the popular coastal destinations of St Agnes and Perranporth, known for their beaches and scenic coastline.

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

PORCH

2.37 x 1.25 (7'9" x 4'1")

HALL

LOUNGE

3.82 x 2.88 (12'6" x 9'5")

Philip Martin



DINING ROOM

3.94 x 2.97 (12'11" x 9'8")

KITCHEN

3.50 x 3.15 (11'5" x 10'4")

CONSERVATORY

3.07 x 1.94 (10'0" x 6'4")

BEDROOM 1

3.92 x 2.96 (12'10" x 9'8")

BEDROOM 2

3.84 x 2.88 (12'7" x 9'5")

BEDROOM 3

4.50 x 1.71 (14'9" x 5'7")

SHOWER ROOM

2.3 x 1.35 (7'6" x 4'5")

OUTSIDE

The property is approached via a driveway which provides parking for several cars and access to the double garage and workshop. The gardens lie to the side of the bungalow and are mainly laid to lawn with some established plants and shrubs. The rear courtyard provides access to the conservatory.

WORKSHOP

5.35 x 4.87 (17'6" x 15'11")

DOUBLE GARAGE

5.63 x 4.98 (18'5" x 16'4")

AGENTS NOTE

To the rear of the property there is an outline application for the construction of a roadside hotel and restaurant which is currently awaiting a decision. The application number PA25/08412 and full details can be found on the Cornwall Council website.

SERVICES

Main water, and electricity. Private drainage and oil fired central heating.

MUNDIC

No mundic block test has been carried out, and prospective purchasers should make their own enquiries and satisfy themselves in this regard.

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.

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.

COUNCIL TAX

Band C.

TENURE

Freehold.

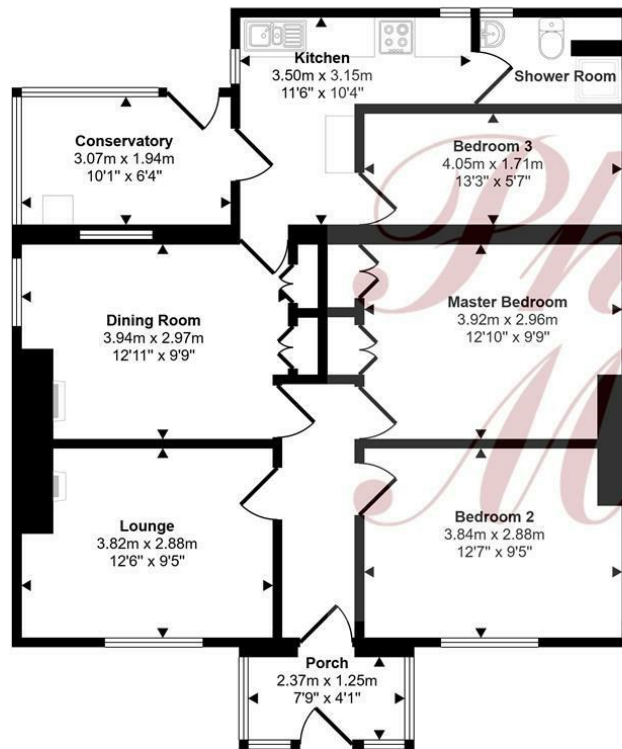
DIRECTIONS

From Truro city centre, proceed westbound following signs for the A390 towards Redruth. Continue along the A390, passing through Threemilestone. At the Chiverton Cross junction head towards Blackwater and the property can be found opposite Rowes bakery.

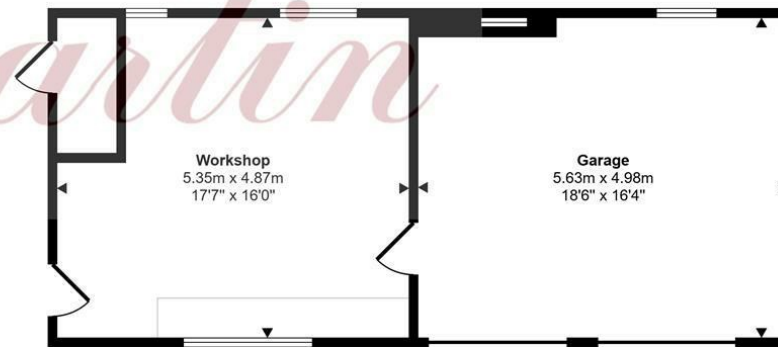
DATA PROTECTION

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.

Approx Gross Internal Area
141 sq m / 1522 sq ft

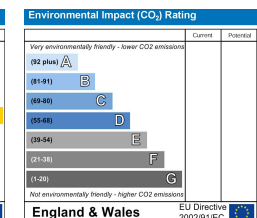
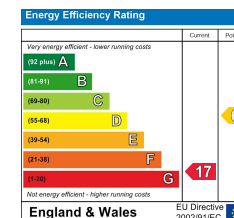


Ground Floor
Approx 86 sq m / 929 sq ft



Outbuildings
Approx 55 sq m / 593 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.







PHILIP MARTIN

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

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin