

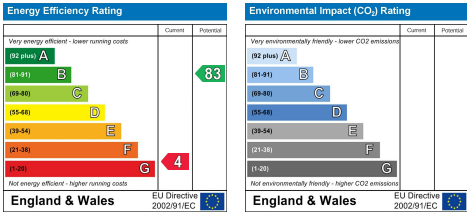
BLACKWATER, TRURO



KEY FEATURES

- DETACHED COTTAGE
- TWO BEDROOMS
- KITCHEN/DINING ROOM
- SITTING ROOM
- BATHROOM
- PRIVATE DRIVEWAY ENTRANCE
- OVER ONE ACRE OF LAND
- MULTIPLE OUTBUILDINGS
- RARE OPPORTUNITY
- NO CHAIN

ENERGY PERFORMANCE RATING



HOMESTEAD, BLACKWATER, TRURO, TR4 8EZ

DETACHED COTTAGE WITH OVER ONE ACRE SOLD WITH NO CHAIN

A two bedroom detached cottage situated within over one acre of land in a semi rural location. A rare opportunity with development potential subject to the necessary planning consent. There is a stone built outbuilding, a large corrugated shed and two paddocks with mature hedged boundaries. Accessed via its own private driveway entrance, the internal accommodation comprises, entrance porch, sitting room, dining room, kitchen, bathroom and w.c. to the ground floor with two bedrooms to the first floor. There is a large garden, timber garden shed and a greenhouse. Sold with no chain, early viewing is highly recommended.
EPC - G. Freehold. Council Tax - C.

GUIDE PRICE £350,000

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THE PROPERTY

Homestead is a two bedroom detached cottage, with an extensive garden, multiple outbuildings and two paddocks of land; all situated in a semi rural location. The cottage is found at the end of its own private driveway entrance whereby it opens up to find this substantial package with no near neighbours. The property is in need of renovation; however there is huge scope for a prospective purchaser to extend subject to the necessary planning consent. In all, the cottage includes, entrance porch, sitting room, dining room, kitchen, bathroom and w.c. to the ground floor with two bedrooms to the first floor. There is a gated driveway entrance, leading to ample parking. There is a timber shed, along with two more solid structure in the form of outbuildings that could be utilised for animals or storage facilities. Beyond this, there are two paddocks of approximately one acre with mature boundary hedges. The property is being sold with no chain and an internal viewing is recommended.

LOCATION

The property is situated to the South of Blackwater which is situated approximately 6 miles to the west of Truro, three miles from St. Agnes and the North Cornish Coast and is easily accessible from the main A30 trunk road at Chiverton Cross roundabout for quick commuting throughout the county and further afield. The philanthropist Passmore Edwards was born in the village. He funded the nearby Blackwater Institute which serves as a hub for the thriving local community. It boasts an excellent family and dog friendly pub, the Red Lion, which serves good quality food with Doom Bar, Tribute and London Pride ales on tap. The Old Mill Village Shop and Post Office is within 50 yards and is open from 07.00am to 8.00pm Mon to Saturdays and 10.00 to 4.00pm Sundays with longer opening hours in the summer

season. A local Hairdressers nearby called Illusions has an excellent reputation. The City of Truro has a wider range of day to day facilities including banks, building societies, shops, schools, public houses and a main line rail station.

TRURO

Nearby 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

FRONT PORCH

SITTING ROOM

13'1" x 9'3" (3.99m x 2.83m)

DINING ROOM

11'1" x 12'4" (3.38m x 3.76m)

KITCHEN ROOM

9'10" x 8'10" (3.02m x 2.70m)

HALLWAY

BATHROOM

6'6" x 5'7" (1.99m x 1.72m)



TOILET

6'5" x 4'0" (1.98m x 1.22m)

FIRST FLOOR

BEDROOM ONE

13'7" x 9'0" (4.15m x 2.76m)

BEDROOM TWO

12'5" x 8'6" (3.80m x 2.60m)

OUTSIDE

The property is approached via its own private gated driveway entrance leading to a hardstanding area with ample parking. There is a sizeable garden space to the rear of the property that is laid to lawn with mature trees and shrub boundaries. There is a greenhouse and timber storage shed.

OUTBUILDINGS

There are two outbuildings within the package; a concrete structure that was a former piggery and a much larger, more significant corrugated shed that both offer plenty of versatility.

LAND

The land is immediately adjacent to the cottage and outbuildings and comprises just over one acre in total split between two paddocks with an internal gateway between them. Majorly level with mature hedged boundaries, the land is ideal for those looking for a small holding.

SERVICES

Mains water and electric. Private drainage.

N.B

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

COUNCIL TAX

C.

TENURE

Freehold.

DIRECTIONS

Proceeding out of Chacewater towards the A30 and Scorrier and after passing the right hand turning to Wheal Busy, take the next right hand turning. Follow this road until reaching the junction and turn right. Turn immediately right again before crossing the bridge and then Homestead can be found after a short distance where a Philip Martin for sale board has been erected.

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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