



SAFFRON MEADOW  
CUSGARNE  
TR4 8RW

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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# SAFFRON MEADOW CUSGARNE TR4 8RW

DETACHED DORMER STYLE BUNAGLOW IN  
OUTSTANDING LOCATION

Situated on the edge of Cusgarne village in an elevated position with commanding views over the surrounding countryside.

A beautifully presented property with period features and large windows providing plenty of natural light and far reaching views.

Approached toward the end of a private lane this home enjoys a high degree of privacy and seclusion.

OFFERS OVER £650,000

*Philip Martin*

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

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

**E:** [sales@philip-martin.co.uk](mailto:sales@philip-martin.co.uk)

**www.**[philip-martin.co.uk](http://philip-martin.co.uk)



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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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

Saffron Meadow is a detached period dormer bungalow which is situated in a glorious location with views towards Carnmarth. The property has been greatly improved during their ownership offering light and spacious three bedroom accommodation which incorporates a wonderful hall, lounge, open plan kitchen/dining room, bathroom and utility. The master bedroom with en-suite also enjoys magnificent views to the front. The property benefits marvellous high ceilings throughout. The gardens of approx a quarter of an acre are gently sloping with parking for several vehicles.

## LOCATION

Cusgarne is a thriving community with an excellent primary school and a well known farm shop just along the road, the Cusgarne Organic farm. With the neighbouring village of Frogpool which has a public house and the village hall just a mile away. The Bissoe Trail goes from Devoran all the way to Portreath and is about 22 miles long (there and back) and is a mile away from the property. It follows the old mineral tramway that used to transport copper and tin to the old port at Devoran.

Approximately six miles to the north east lies the city of Truro which has a much wider range of facilities including building societies, Cornish markets, shops and supermarkets, schools, public houses with restaurants and the main line railway link to London Paddington. Falmouth and the Carrick Roads are approximately six miles south west of Cusgarne and offer fantastic facilities for sailing enthusiasts with the creeks of the River Fal and Mylor Yacht Harbour which provides deep water moorings.

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

## GROUND FLOOR

### ENTRANCE HALLWAY

When entering the property you are greeted by a spacious hallway extending to a foyer area at the rear of the property where the staircase is situated. Engineered oak flooring. Wall mounted radiator. Two ceiling mounted lights. Skirtings. Door leading to:-



### LOUNGE

4.50 x 3.55 (14'9" x 11'7")

A light and bright reception room with fantastic views over the surrounding farmland through large double glazed windows. Built in wood burner with polished granite hearth. Original floor boards. Four wall mounted lights. Skirting and coving. Radiator.

### KITCHEN/DINING ROOM

4.59 x 6.72 (15'0" x 22'0")

A large well proportioned room ideal for entertaining and family living. Large double glazed windows to the south and west aspects and doors opening to the patio. An array of base level units with built-in-double oven, hob and stainless steel extractor fan. Island unit housing stainless steel sink with mixer tap, dishwasher and additional storage. Space for large fridge freezer. Engineered oak flooring. Numerous ceiling spotlights. Single ceiling mounted light. Skirtings and coving.



#### BEDROOM 2

4.47 x 2.91 (14'7" x 9'6")

Double bedroom with double glazed window to the north aspect overlooking green pastures. Built in bookshelf. Ceiling mounted light. Carpeted flooring. Wall mounted radiator. Skirtings.

#### BATHROOM

3.32 x 2.95 (10'10" x 9'8")

A generous bathroom with window to the side enjoying views over the surrounding countryside. A white suite with w.c. freestanding bath, walk in shower, wash hand basin and heated towel rail. Built in cupboard.

#### BEDROOM 3

3.56 x 2.97 (11'8" x 9'8")

Double bedroom with double glazed window to the south aspect. Engineered oak flooring. Single ceiling mounted light. Wall mounted radiator. Skirtings. Door leading to the parking area.

#### UTILITY ROOM

4.62 x 1.35 (15'1" x 4'5")

With central heating boiler, space and plumbing for washing machine and tumble dryer. Door to rear garden.

#### FIRST FLOOR

##### LANDING

A large, bright and airy space. Numerous storage cupboards. Two double glazed velux windows. Carpeted flooring. Skirting. Door leading to;-

##### MASTER BEDROOM

6.19 x 3.56 (20'3" x 11'8")

A very large double bedroom suite with fabulous views over the garden and valley beyond. Large double glazed dormer window. Built in wardrobes and storage. Two wall mounted radiators. Loft access point. Two wall mounted lights. Single ceiling mounted light. Carpeted flooring. Skirtings. Door leading to;-

##### EN-SUITE

3.10 x 1.64 (10'2" x 5'4" )

A modern shower suite. Large walk in tiled shower, WC and pedestal sink basin. Tiled flooring. Large Velux window to the north aspect.



#### OUTSIDE

Saffron Meadow enjoys a very large manicured lawn garden extending to the front of the property which enjoys far reaching views over the agricultural farmland beyond. An array of mature shrubs and bushes border the garden including rhododendrons and hydrangeas. To the rear of the property is a decking area ideal for entertaining and a further lawned area. A large wooden outbuilding makes an ideal potting shed for those with green fingers or further storage. The boundary of the property is marked by a traditional stone wall dappled with mature trees. There is a gravelled hard standing area providing parking for numerous cars, with potential for caravan or boat storage. There is also a cellar.

#### SERVICES

Oil fired heating. Mains electricity and water. Private drainage.

#### N.B

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

#### COUNCIL TAX

Council Tax Band: E

EPC Band: D

#### TENURE

Freehold.

#### DIRECTIONS

The property can be found just behind the primary school where a Philip Martin board has been erected.

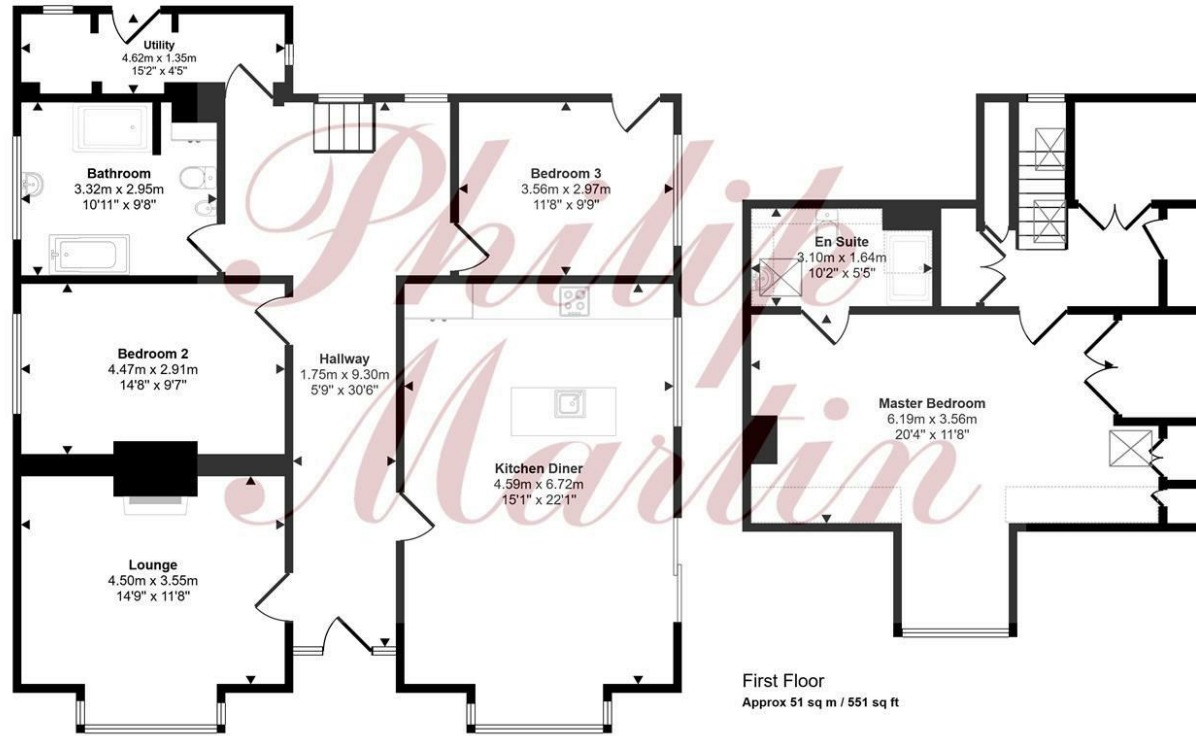
#### VIEWING

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

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  
170 sq m / 1831 sq ft



First Floor  
Approx 51 sq m / 551 sq ft

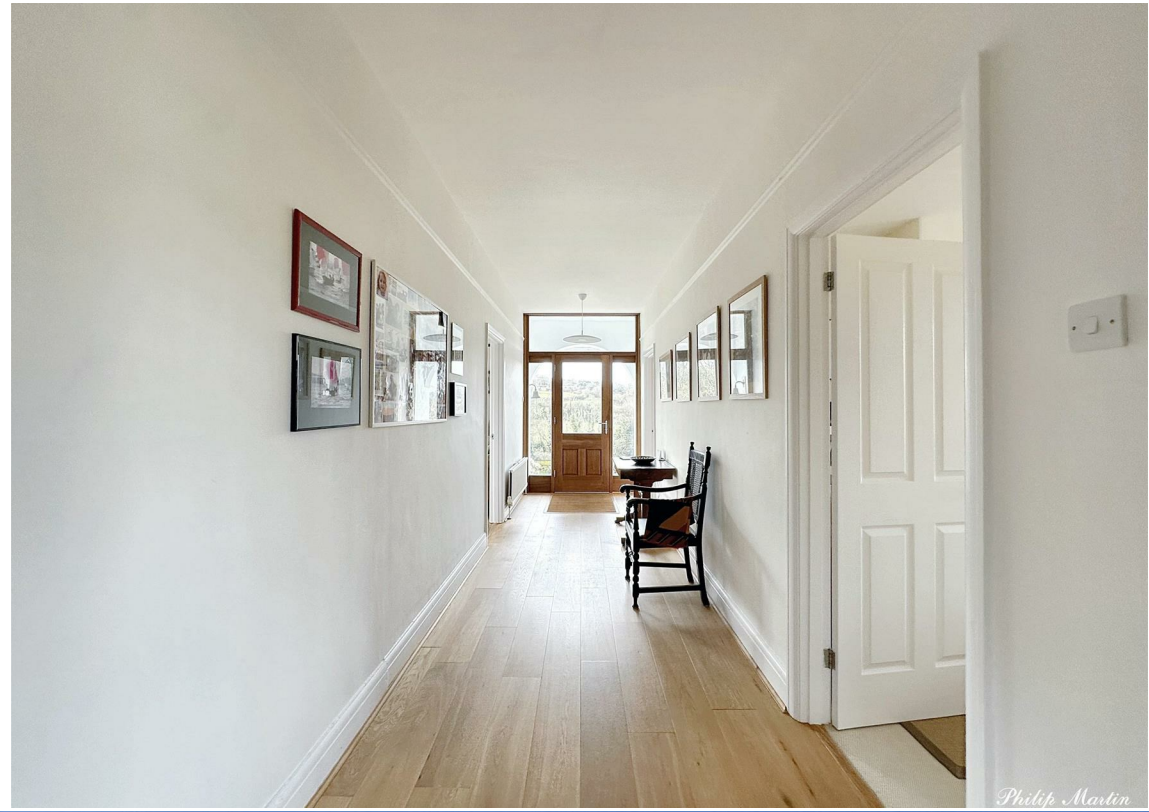
Ground Floor  
Approx 119 sq m / 1280 sq ft

Denotes head height below 1.5m

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		Current	Potential
Very energy efficient - lower running costs	92-100		
A	81-91		
B	69-80		
C	55-68		
D	39-54		
E	21-38		
F	13-20		
G	1-12		
Not energy efficient - higher running costs			
		57	73
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	92-100		
A	81-91		
B	69-80		
C	55-68		
D	39-54		
E	21-38		
F	13-20		
G	1-12		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC





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