

# CEDARWOOD HOUSE



*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

*Philip Martin*



Philip Martin



Philip Martin



Philip Martin



Philip Martin

# CEDARWOOD HOUSE

## CHACEWATER, TRURO

### TR4 8LR

SUBSTANTIAL DETACHED HOUSE IN 0.3 ACRE PLOT

Situated on the edge of the village and set within a generous plot of approximately 0.3 acres, this substantial and versatile home offers extensive parking for several vehicles alongside a double garage, hobby room and a separate studio/workshop. The flexible accommodation is well suited to a wide range of buyers, particularly growing families, with further potential to create a self-contained ground floor annexe for dependent relatives or possible letting opportunities, subject to the necessary consents. The property provides three/four double bedrooms, including a principal bedroom with en-suite, a family bathroom, and well-proportioned living space comprising a lounge, dining room, kitchen, conservatory, utility room and study area. In addition, the home benefits from a wealth of energy-efficient features, including solar panels with a Tesla battery and air source heating.

GUIDE PRICE £695,000

*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)



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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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

Enjoying an attractive edge-of-village position and occupying a generous plot of approximately 0.3 acres, Cedarwood House is an impressive and highly adaptable family home offering a rare combination of space, versatility and modern energy efficiency.

Set back within its plot, the property benefits from extensive off-road parking for several vehicles, complemented by a double garage, hobby room and a separate studio/workshop—ideal for home working or creative pursuits.

The well-considered layout lends itself perfectly to modern family living, while also offering excellent flexibility for multi-generational use. There is clear potential to create a self-contained ground floor annexe for dependent relatives or possible letting, subject to the appropriate consents.

Internally, the accommodation is both well-proportioned and adaptable, providing three/four double bedrooms, including a principal bedroom with en-suite facilities, together with a family bathroom. The living space is arranged to suit both everyday living and entertaining, comprising a comfortable lounge, formal dining room, well-appointed kitchen, conservatory, utility room and a useful study area.

Of particular note are the property's energy-efficient features, which include solar panels with a Tesla battery and air source heating, offering reduced running costs and an environmentally conscious approach to modern living.

Cedarwood House represents a rare opportunity to acquire a substantial and flexible home in an enviable edge-of-village setting, ideally suited to families seeking space, adaptability and long-term sustainability.

## CHACEWATER

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 location offers easy access to the A30 via Scorrier and further amenities can be found in Truro.

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

## FIRST FLOOR

### LOUNGE

4.22 x 5.18 (13'10" x 16'11")

Spacious bright room with large floor-to-ceiling windows and door leading to a balcony. Wood burning stove resting on slate hearth with a slate surround and mantelpiece above. Open archway leading to;



*Philip Martin*

### DINING ROOM

3.20 x 3.19 (10'5" x 10'5")

Floor to ceiling windows and door leading to the rear garden allow natural light to flood this large dining room. Wall mounted radiator. An open archways lead to the

### KITCHEN

2.96 x 3.16 (9'8" x 10'4")

A generously sized kitchen comprising an array of base and eye level units with worktops and tiled surround. Inset stainless steel sink with mixer tap and drainer below a window overlooking the rear garden. Built in dishwasher and extractor fan. Space for electric cooker.

### INNER HALL

### MASTER BEDROOM

4.04 x 3.10 (13'3" x 10'2")

A sizable double bedroom enjoying fantastic views over the rear garden through floor-to-ceiling windows. Door leading to

### EN-SUITE

1.90 x 1.41 (6'2" x 4'7")

Walk in overhead rainfall shower with riser rail. White W.C. and vanity basin with stainless steel mixer tap. Under sink storage cabinet. Electric mirror with built in LED lighting.

*Philip Martin*



#### BEDROOM 2

2.97 x 3.70 (9'8" x 12'1")

Large double bedroom with windows to the front aspect. A windowed door leads onto a large balcony. Large built in wardrobes.

#### BEDROOM 3

3.07 x 3.67 (10'0" x 12'0")

Large double bedroom with windows to the front aspect. A windowed door leads onto a large balcony. Large built in wardrobes.

#### BATHROOM

2.06 x 1.61 (6'9" x 5'3")

White three piece bathroom suite comprising bath with shower overhead, pedestal handwash basin with tiled splashback. Wall mounted heated towel rail.

#### ENTRANCE HALL

Large bright entrance with stairs falling to the lower ground floor, and stairs rising to the

#### CONSERVATORY

2.61 x 4.37 (8'6" x 14'4")

Large conservatory enjoying views over Cedarwoods garden, and rural landscapes beyond. French doors lead directly outside, Beautifully polished wooden floors.

#### LOWER GROUND FLOOR

##### HALL/STUDY

2.19 x 6.09 (7'2" x 19'11")

Bright convenient space for a home study. Wall mounted radiator.

##### HOBBY ROOM

4.15 x 8.43 (13'7" x 27'7")

A large room with windows to the side and front aspect. A windowed door gives access to the front driveway. A very versatile space.

##### UTILITY

3.55 x 2.34 (11'7" x 7'8")

A large space housing an array of eye and base level units. Inset stainless steel sink and drainer with separate hot and cold taps. Plumbing and space for washing machine and tumble dryer. Window to the rear aspect.

##### SHOWER ROOM

2.37 x 1.13 (7'9" x 3'8")

White three piece suite comprising; Large shower cubicle, W.C. pedestal handwash basin with stainless steel mixer tap. White tiled walls.

##### DOUBLE GARAGE

6.11 x 6.00 (20'0" x 19'8")



#### OUTSIDE

Extensive south facing gardens enjoy the sunlight all day, perfect for entertaining. The garden is made up of a mixture of lawned, paved and gravelled areas benefitting from many mature shrubs including camelia bushes, small conifers and a feature Windmill palm tree. A small storage shed is located behind the house, in addition to a large summer house on the top gravelled tier of the garden. There is driveway parking for multiple cars and or boats or campervans.

#### GARAGE/STORE

3.01 x 3.46 (9'10" x 11'4")

Up and over garage door.

#### STUDIO/WORKSHOP

3.00 x 4.83 (9'10" x 15'10")

#### SERVICES

Mains water, drainage and electricity. 15 solar panels, air source heating and Tesla Power Wall.

Superfast Broadband.

#### 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

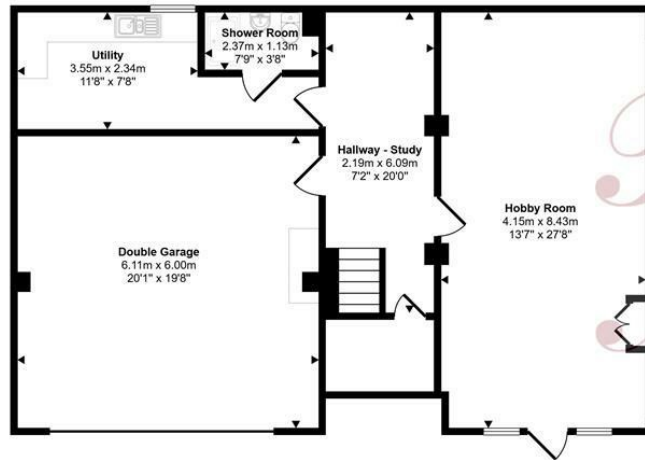
Band D

#### ENERGY PERFORMANCE

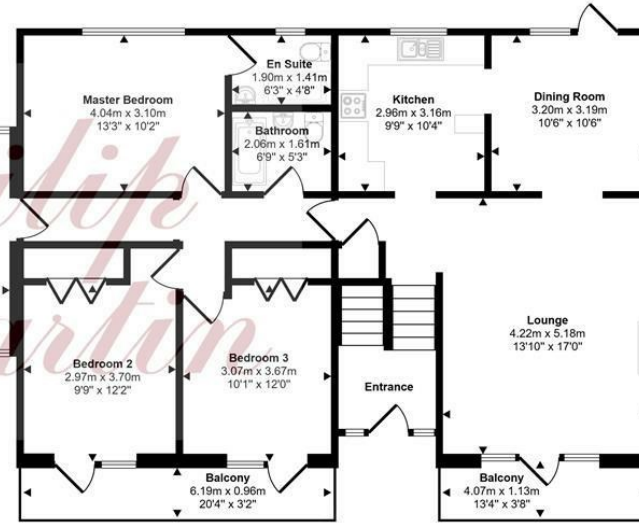
Rating B



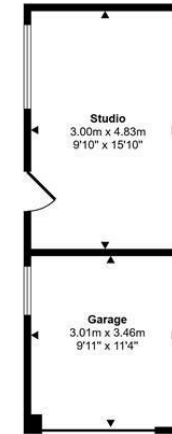
Approx Gross Internal Area  
251 sq m / 2699 sq ft



Lower Ground Floor  
Approx 106 sq m / 1140 sq ft



Ground Floor  
Approx 119 sq m / 1286 sq ft



Outbuildings  
Approx 25 sq m / 273 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		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
92-104	A			92-104	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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
		81	85				





CEDARWOOD  
HOUSE

PHILIP MARTIN

Truro 01872 242244 St Marys 01326 270008 [www.philip-martin.co.uk](http://www.philip-martin.co.uk)

*Philip Martin*

ESTATE AGENTS · CHARTERED SURVEYORS · VALUERS & AUCTIONEERS

*Philip Martin*