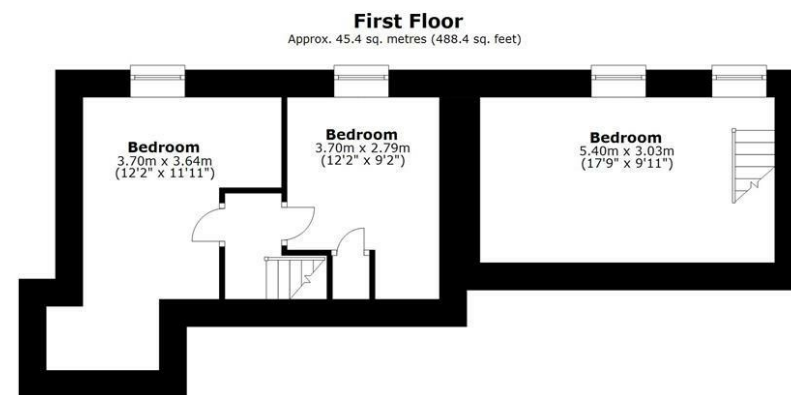
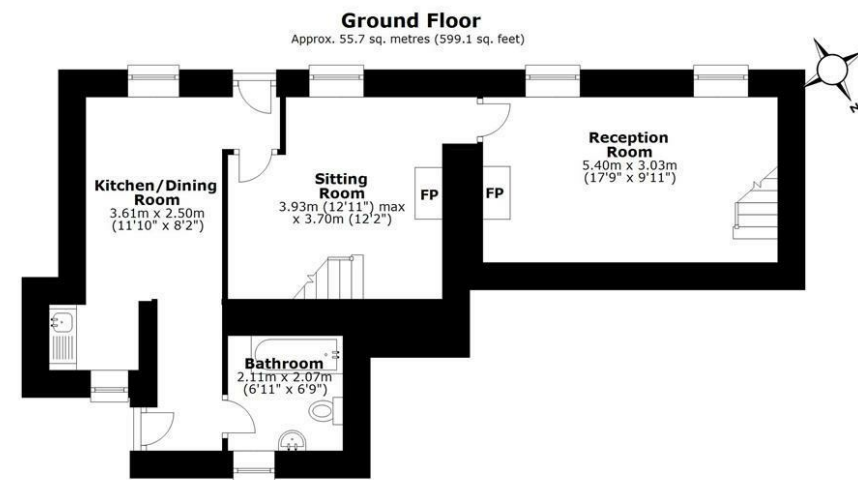


HUGUS, NR. TRURO



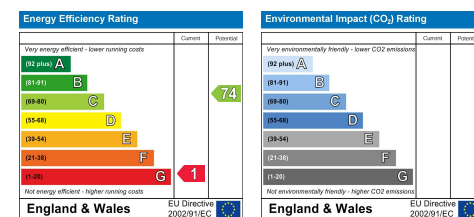
Total area: approx. 101.0 sq. metres (1087.5 sq. feet)
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such.
Plan produced using PlanItUp.

Albany Farm, Hugus

KEY FEATURES

- In Need Of Renovation
- Sitting Room
- Kitchen
- Extensive Outbuildings
- Far Reaching Views
- Three Bedrooms
- Dining Room
- Bathroom
- Peaceful Rural Location
- No Chain

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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.



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ALBANY FARM, HUGUS, TRURO, TR3 6EQ

DETACHED PERIOD COTTAGE FOR IMPROVEMENT WITH FAR REACHING COUNTRYSIDE VIEWS

GRADE II LISTED. In a very quiet rural setting enjoying complete privacy yet within easy access to Truro and Falmouth. Three bedrooms, dining room, sitting room, kitchen and bathroom. Attached stone barn.

Extensive outbuildings and large garden. Lots of parking and open fronted garage.
A superb and very rare opportunity. No Chain. EPC - G Council Tax- E Freehold.

GUIDE PRICE £395,000

GENERAL COMMENTS

Albany Farm comprises a detached period cottage with large gardens and extensive range of farm buildings in a rural position within the hamlet of Hugus, very close to Truro, Treliske Hospital and with excellent links to Truro, Falmouth and the A30. The location is very special indeed and in an area where properties seldom come onto the open market. Approached off a quiet country lane, Albany Farm has no near neighbours, is surrounded by fields and enjoys complete privacy. The cottage is in a very poor state of repair and requires complete renovation throughout and has huge potential and there is certainly scope to extend (subject to planning permission). The cottage enjoys fabulous uninterrupted views over the surrounding countryside and backs onto fields with a lovely south facing aspect guaranteeing sun all day. There are extensive outbuildings including former stables, small stone barn, hay barn and open fronted garage. Attached to the cottage is a stone barn and this could be converted and incorporated into the main dwelling subject to consent. A driveway provides plenty of parking for cars, trailers etc. The gardens and grounds extend to approximately one acre. An internal viewing is essential.

GRADE II LISTING

More information on the listing is available through the sole agents. Purchasers must make their own enquiries regarding potential planning with this in mind.

LOCATION

The hamlet of Hugus comprises a mere handful of mainly traditional dwellings and small farms approximately three miles west of Truro and ten miles east of Falmouth. The city of Truro has a fine shopping centre, a good selection of state and private schools, bars, restaurants, cathedral and main line railway link to London and (Paddington).

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

KITCHEN

Half glazed entrance door. Sliding sash window to front. Basic kitchen with mainly base level units. Single stainless steel sink/drainage with cupboards over. Former fireplace. Window to rear

enjoying rural views. Steps to rear lobby with door opening to rear garden. Door to:

BATHROOM

A coloured suite with low level w.c, pedestal wash hand basin, panelled bath with part tiled surround and Triton electric shower over. Window to rear.

Door from Kitchen to:

DINING ROOM

Sliding sash window to front. Open fireplace with stone surround and hearth. Stairs to first floor. Door to:

SITTING ROOM

Two windows to front. Stone open fireplace. Secondary stairs to first floor and third bedroom. Three double wall lights.

FIRST FLOOR

Main Landing. Doors to bedrooms one and two.

BEDROOM ONE

Sliding sash window to front. Airing cupboard housing factory lagged hot water cylinder with immersion heater.

BEDROOM TWO

Sliding sash window to front. Storage cupboard over stairs. Loft access.

BEDROOM THREE

Two windows to front.

ATTACHED STONE BARN

A single storey barn currently a useful store/workshop but with potential to amalgamate into the main dwelling. Window and door to front.

OUTSIDE

Albany Farm is approached from a minor country lane and a five bar wooden gate opens into a large driveway that provides lots of



parking and turning space. A triangular enclosed field runs along the lane with many mature oak trees enclosed within a fence and hedge.

OPEN FRONTED SHED/GARAGE

25' x 13' (7.62m x 3.96m)

A box profile clad shed

FORMER STABLES

23'6 x 11'8 (7.16m x 3.56m)

Divided into two stables, one has a concrete floor.

FRONT GARDEN

A path leads from the drive to the front door and there is an outside light. The front garden is enclosed within a stone wall with gently sloping lawn and a concrete path continues along the front of the cottage to the attached barn and continues to the rear garden and:

FORMER CATTLE SHED/HAY BARN

20' x 8'10 (6.10m x 2.69m)

Divided into two, part concrete floor.

CORRUGATED SHED

21' x 16'3 (6.40m x 4.95m)

Part of the shed has a concrete floor.

REAR AND SIDE GARDENS

At the rear of the cottage is an overgrown garden that backs onto fields and enjoys far reaching views over the valley and surrounding countryside. There is access into the rear porch. The larger side garden is enclosed within natural hedged tree lined boundaries and a gate opens into the driveway. There is huge potential to create a fantastic private garden.

A further piece of ground extending to just under one acre is available to rent under separate negotiation. Further information from the sole agents.

STONE OUTHOUSE/FORMER PIGGERY

12'3 x 9'1 (3.73m x 2.77m)

Concrete floor, pig trough. Water tap.

