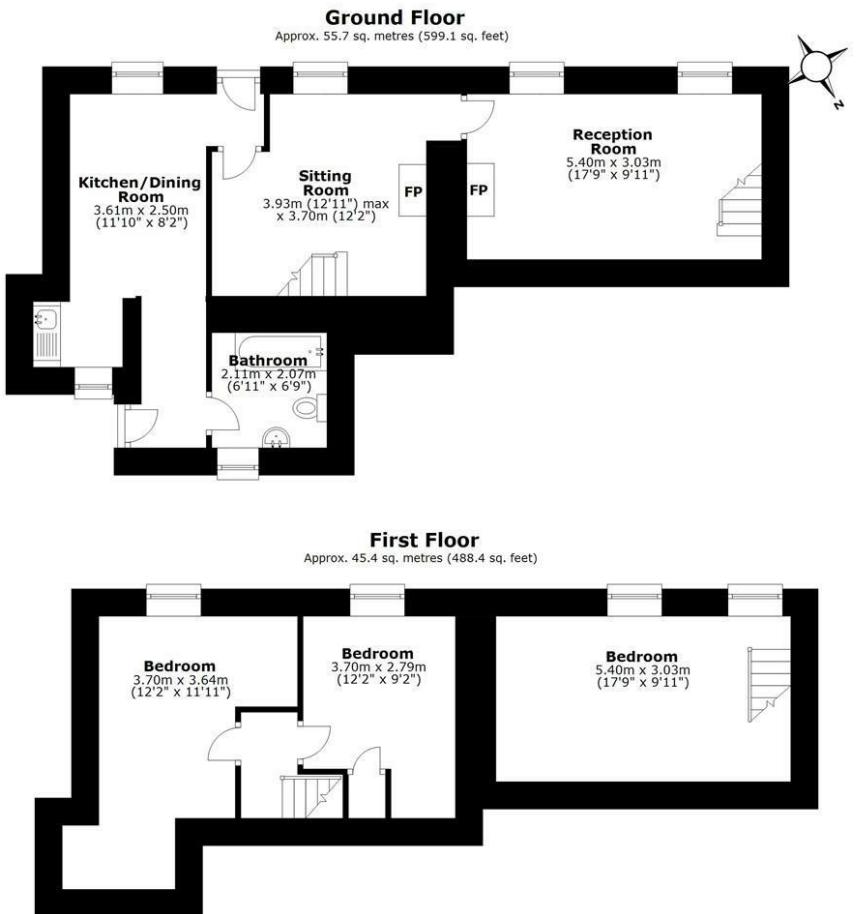


HUGUS, NR. TRURO

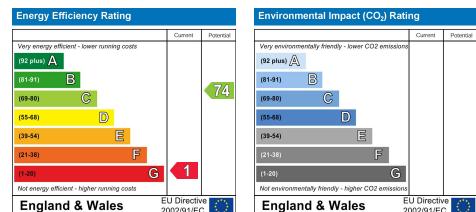


Albany Farm, Hugus

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



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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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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

www.philip-martin.co.uk

Roseland 01326 270008

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/drainer 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



SERVICES

Mains water and electricity. Private drainage.

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.

DIRECTIONS

Proceeding out of Truro along the A39 from Hightown towards Treliske Hospital take the left hand turning in Tresawls Road alongside the Spar Stores where signposted "tennis club". Continue down this road taking the third turning on the right hand side into Newbridge Lane. Proceed down this road into the valley having passed all the recent residential development and then continue up the wooded road for approximately half a mile and take the next left hand turn. Follow the road into the valley and up the other side and Albany Farm is located on the right where a Philip Martin sale board has been erected.

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.

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