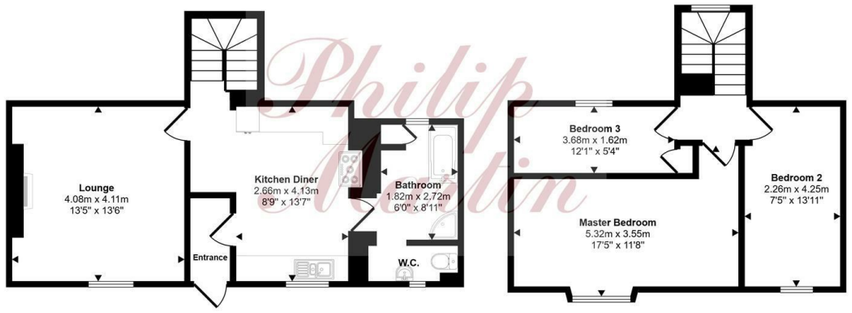
TWELVEHEADS, TRURO

Approx Gross Internal Area
82 sq m / 882 sq ft



Ground Floor
Approx 46 sq m / 491 sq ft

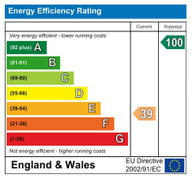
First Floor
Approx 36 sq m / 391 sq ft

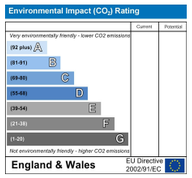
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Key Features

- DETACHED COTTAGE
- RANGE OF OUTBUILDINGS
- OVER 1 ACRE OF LAND
- RENOVATION/ PROJECT
- COULD BE EXTENDED SUBJECT TO PLANNING
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN & BATHROOM
- QUIET 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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WHEAL PROSPER, TWELVEHEADS, TRURO, TR4 8SN

DETACHED COTTAGE SAT WITHIN OVER AN ACRE & SOLD WITH NO CHAIN

A rare opportunity to purchase a detached property sat within over an acre of land with a range of outbuildings. The dwelling is situated in a semi rural location between Chacewater and Twelveheads, enjoying a peaceful and private position in a fantastic setting. The property itself is now in need of renovation however offers plenty of potential to refurbish, redevelop or extend for any prospective purchaser. In all, the accommodation includes; kitchen, bathroom, dining room, sitting room and three bedrooms. There is a sweeping driveway, a range of outbuildings which provide further potential and sloping gardens.
Sold with no chain, early viewing is recommended.
EPC - E. Freehold. Council Tax - D.

Guide Price £350,000

THE PROPERTY

Wheal Prosper is a three bedroom detached property situated in a semi rural location on the outskirts of Chacewater. The property is sat within a substantial plot, occupying over one acre of land with tremendous potential for any prospective purchaser. In need of renovation, but offering a rare opportunity; in all, the accommodation comprises; entrance hall, kitchen, bathroom, dining room and sitting room to the ground floor with three bedrooms to the first floor. There is a gated driveway access sweeping up and around the property providing plenty of off road parking. There is also a range of outbuildings that provide further potential to be converted or redeveloped.

COVENANTS

The sellers have imposed the following restrictive covenants.

1. Not to use the house being part of the property other than as a maximum of two dwelling houses on the property.

2. Not to cause a nuisance or annoyance to the transferor or the owners or occupiers from time to time of the retained land.

3. Not to object to the use or proposed use of the Retained Land by the Transferor, or any successor in title or any tenant from him/her, for the following purposes agricultural, equine, horticultural or forestry.

4. The seller will reserve the mineral rights under the property [surface mineral working excluded].

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.

TRURO

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

ENTRANCE HALLWAY

SITTING ROOM

13'5" x 13'4" (4.11m x 4.08m)

KITCHEN

13'6" x 8'8" (4.13m x 2.66m)

BATHROOM

8'11" x 5'11" (2.72m x 1.82m)

FIRST FLOOR

LANDING

BEDROOM

17'5" x 11'7" (5.32m x 3.55m)

BEDROOM

13'11" x 7'4" (4.25m x 2.26m)

BEDROOM

12'0" x 5'3" (3.68m x 1.62m)

OUTSIDE

Gated access leads to the sweeping driveway that provides ample off road parking and leads up to the range of outbuildings that are excellent for storage purposes but could also be redeveloped subject to the necessary planning consent. The grounds are mainly laid to lawn and extend to over one acre in total.

PLEASE NOTE

Further land that is being retained will be available to let by Licence at £200 per year; more information available from the sole agents.

OUTBUILDINGS

A substantial range of outbuildings that have been useful storage facilities however could be converted or redeveloped subject to the necessary planning consent.

SERVICES

Mains water and electric. Private drainage. Oil fired central heating.

N.B

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

COUNCIL TAX

D.

TENURE

Freehold.

DIRECTIONS

From the middle of Chacewater take the turning into The Square alongside The Kings Head passing the market and the village car park. Take the next left just before the village hall and continue along this country lane for approximately a mile and the property can be found on the right hand side 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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