



COLLINGWOOD CHIVERTON CROSS

BLACKWATER TRURO

TR4 8HS

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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DETACHED BUNGALOW WITH HUGE POTENTIAL

Situated in a convenient location in central Cornwall and occupying a good sized plot with parking, double garage, workshop and gardens.

In the same family ownership since construction over 100 years ago and now in need of complete refurbishment throughout.

Tremendous potential for redevelopment for either residential or commercial subject to consents.

GUIDE PRICE £195,000

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PHILIP MARTIN

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THE PROPERTY

Collingwood is a detached period bungalow, understood to have been constructed circa 1919 and remaining in the same family ownership since 1949. Formerly associated with the original 'Garage' at Chiverton Cross, the property holds a degree of local historical interest.

Occupying a convenient and well-connected position with access to routes across the county, the property now presents an opportunity for improvement. Whilst it has been maintained over the years, it would benefit from a programme of updating and modernisation throughout.

The accommodation currently comprises a porch, entrance hall, three bedrooms, sitting room, dining room, kitchen and shower room. Externally, there is off-road parking, a double garage and gardens surrounding the property.

MUNDIC

A Stage 1 mundic examination has been undertaken. Of the concrete samples tested, two were classified as sound (Class A1), several could not be classified at Stage 1 and require further investigation, and one was classified as Class C (unsound). Other samples consisted mainly of natural stone and mortar and could not be classified as concrete. The sellers intend to commission the recommended Stage 2 testing shortly, with the results to be made available once received. In the meantime, the property is unlikely to be suitable for conventional mortgage lending and is therefore being offered to cash buyers only. A copy of the current Stage 1 report is available on request.

HISTORY

Collingwood occupies a plot originally acquired in 1911 by Andrew Isaac William Ward, with the bungalow itself understood to date from circa 1919. The grounds were once home to the original Ward family enterprise, including Wards Garage together with blacksmith, wheelwright and carpentry workshops, before the business relocated to larger premises across the road.

Historically, the crossroads was closely associated with the Ward family, with several bungalows in the immediate vicinity all under their ownership.

Now coming to the market after generations within the same family, Collingwood represents the end of a long period of ownership and offers a rare opportunity for purchasers seeking a property with historical interest, requiring full modernisation or redevelopment (subject to any necessary consents).

LOCATION

Chiverton Cross is a well-known junction in mid-Cornwall, offering excellent connectivity to Truro, Redruth and the north coast. Recent infrastructure improvements have enhanced access across the county, making it a convenient base for both commuting and day-to-day travel. The area is ideally positioned for access to a range of nearby amenities, including local shops, schools and services, while also being within easy reach of the popular coastal destinations of St Agnes and Perranporth, known for their beaches and scenic coastline.



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

PORCH

2.37 x 1.25 (7'9" x 4'1")

HALL

LOUNGE

3.82 x 2.88 (12'6" x 9'5")

DINING ROOM

3.94 x 2.97 (12'11" x 9'8")

KITCHEN

3.50 x 3.15 (11'5" x 10'4")

CONSERVATORY

3.07 x 1.94 (10'0" x 6'4")

BEDROOM 1

3.92 x 2.96 (12'10" x 9'8")

BEDROOM 2

3.84 x 2.88 (12'7" x 9'5")

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BEDROOM 3

4.50 x 1.71 (14'9" x 5'7")

SHOWER ROOM

2.3 x 1.35 (7'6" x 4'5")

OUTSIDE

The property is approached via a driveway which provides parking for several cars and access to the double garage and workshop. The gardens lie to the side of the bungalow and are mainly laid to lawn with some established plants and shrubs. The rear courtyard provides access to the conservatory.

WORKSHOP

5.35 x 4.87 (17'6" x 15'11")

DOUBLE GARAGE

5.63 x 4.98 (18'5" x 16'4")

AGENTS NOTE

To the rear of the property there is an outline application for the construction of a roadside hotel and restaurant which is currently awaiting a decision. The application number PA25/08412 and full details can be found on the Cornwall Council website.

SERVICES

Main water, and electricity. Private drainage and oil fired central heating.

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

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COUNCIL TAX

Band C.

TENURE

Freehold.

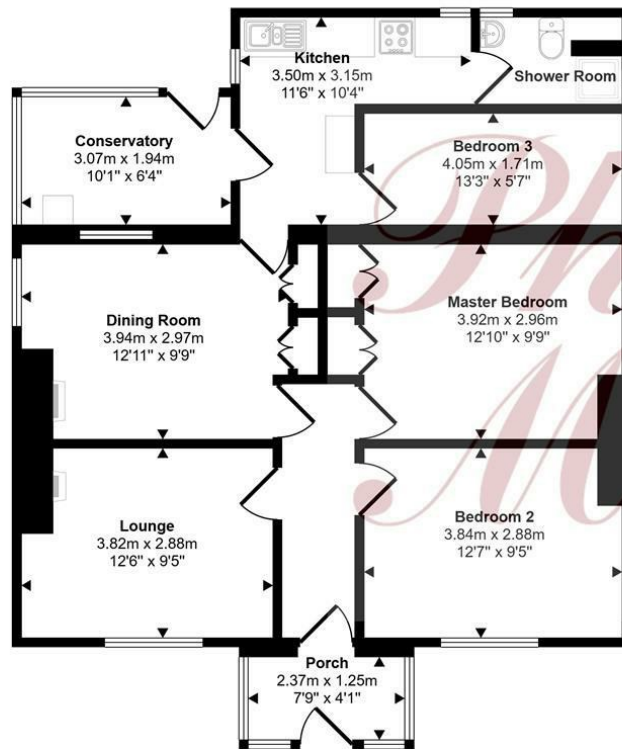
DIRECTIONS

From Truro city centre, proceed westbound following signs for the A390 towards Redruth. Continue along the A390, passing through Threemilestone. At the Chiverton Cross junction head towards Blackwater and the property can be found opposite Rowes bakery.

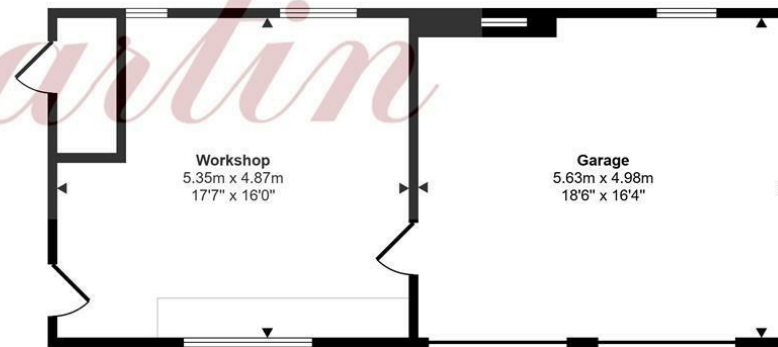
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Approx Gross Internal Area
141 sq m / 1522 sq ft

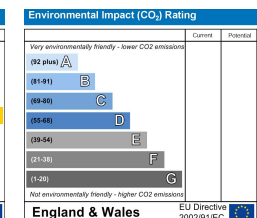
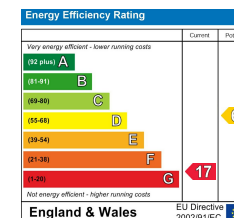


Ground Floor
Approx 86 sq m / 929 sq ft



Outbuildings
Approx 55 sq m / 593 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.







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