



WATERSIDE COTTAGE

GOOSEBEAN, TRURO,
TR4 9EA

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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SEMI DETACHED COTTAGE IN IDYLIC LOCATION

Waterside Cottage is a semi-detached home in the peaceful hamlet of Coosebean, just a mile from Truro City centre. Offering two bedrooms, a west-facing conservatory, cosy lounge, and a charming garden with a stream, this property provides a tranquil retreat close to city amenities. On the market for the first time in over 20 years, it comes with no chain and vacant possession.

GUIDE PRICE £295,000

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PHILIP MARTIN

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GENERAL COMMENTS

Waterside Cottage is a semi detached property which is set in a magical location, seemingly miles from anywhere yet only a mile or so from Truro city centre and with access onto the Coosebean path which leads to Treliske Lane alongside the Golf Club, and ideal for the Hospital.

Tucked away in the quiet and wooded hamlet of Coosebean, Waterside Cottage is a truly rare opportunity for someone seeking a peaceful and quiet position with the convenience of Truro on the doorstep. The property is offered for sale for the first time in over 20 years with no chain and vacant possession.

The gardens are beautiful and of a good size and create a lovely tranquil haven to sit and listen to the stream running through the grounds.

The cottage offers two bedrooms, one double and one single, an upstairs bathroom, whilst to the ground floor, a west facing conservatory enjoys the afternoon sun, together with a cosy lounge with double doors opening to the garden and a kitchen/dining room with rear porch.

The property is of cottage proportions and will suit a buyer looking for something special.

LOCATION

Coosebean is a very quiet hamlet well known to Truro residents as a local beauty spot and the roads along the River Allen valley predominate with mature trees. It comprises a mere cluster of dwellings set within the valley and easily approached from the minor country road (designated a "quiet lane" and restricted to "access only") which leads directly off the St. Georges' Road to Dobbs Lane thoroughfare. All of Truro amenities are close at hand and particularly Truro railway station and the Sainsbury supermarket.



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

CONSERVATORY

3.8 x 1.5 (12'5" x 4'11")

South west facing enjoying a view over the front gardens.

LOUNGE

5.78 x 3.54 (18'11" x 11'7")

A pleasant room with a sitting room and even space for a small dining table with doors opening to the garden. This dining area forms part of an extension to the cottage some years ago which interestingly was constructed over the stream.

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KITCHEN

3.5 x 2.53 (11'5" x 8'3")

Fitted with a small range of units with worktop over with sink, space and plumbing for washing machine, dishwasher, cooker. A small cupboard housing hot water tank.

REAR PORCH

Door to rear.

FIRST FLOOR

Access to loft and doors to:-

BEDROOM 1

3.67 x 3.20 (12'0" x 10'5")

Window to front.

BEDROOM 2

2.72 x 2.17 (8'11" x 7'1")

Window to rear.

BATHROOM

2.12 x 1.34 (6'11" x 4'4")

White suite comprising bath, w.c., and wash hand basin. Window to rear.

OUTSIDE

The property is approached via Coosebean Lane and on entering parking area, the parking space can be found on the right hand side. The property is then accessible on foot next to Coosebean Cottage via a small wooden pedestrian gate. The gardens are beautiful and of a good size and create a lovely tranquil haven to sit and listen to the stream running through the grounds.

SERVICES

Mains water, drainage and electric.

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 B.

TENURE

Freehold

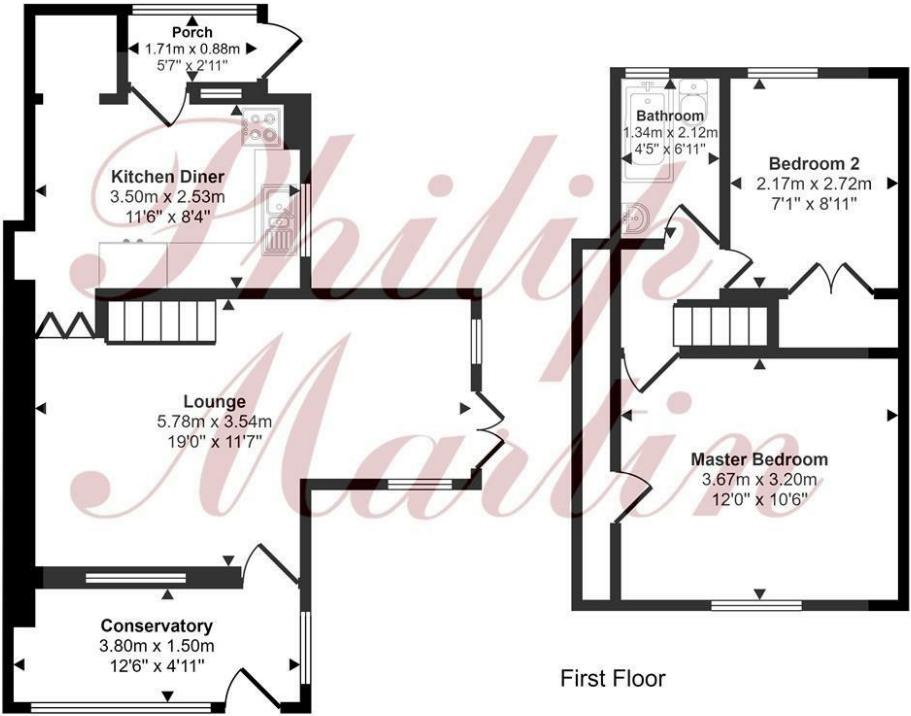
DIRECTIONS

Proceeding out of the city centre along St. Georges' Road continue to the far end and after passing over the little bridge when the road bears to the left, take the next right-hand turning signposted Coosebean. Continue along this country lane for about a quarter of a mile, 'and the entrance to Waterside Cottage, signposted Coosebean Mill', can be found on the right hand side, immediately after the sharp right-hand bend.



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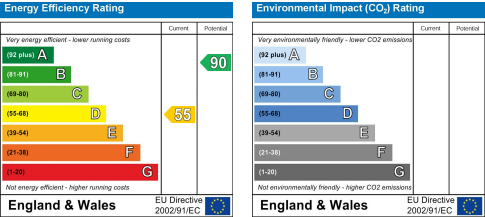
Approx Gross Internal Area
39 sq m / 418 sq ft



First Floor

Ground Floor

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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