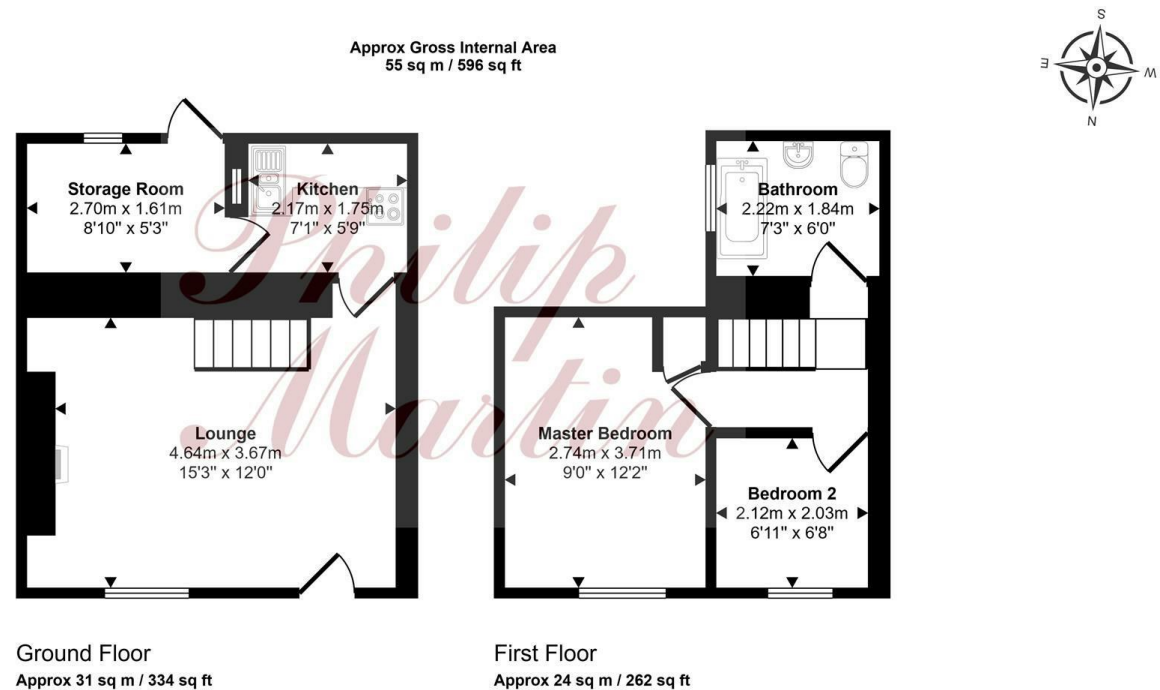


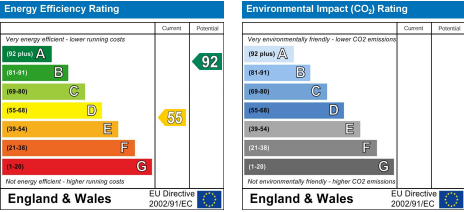
MILL LANE, CALENICK, TRURO



KEY FEATURES

- Middle terrace stone cottage
- 2 Bedrooms
- Living room
- Utility
- No onward chain
- Hamlet setting on Truro outskirts
- Bathroom
- Kitchen
- Parking for 2 cars

ENERGY PERFORMANCE RATING



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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:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



SMELTERS COTTAGE, 3 MILL LANE, CALENICK, TRURO, TR3 6AB  
CHARMING TWO BEDROOM COTTAGE

Smelter's Cottage is a stone built cottage in one of Calenick's two terraces. Situated in a quiet hamlet just a short walk from Truro City and the highly regarded Kea primary school and being sold with no onward chain. The accommodation provides living room, kitchen and utility to the ground floor, with two bedrooms and a bathroom to the first floor. Other benefits include creek & woodland walks, log burner to the living room and Upvc double glazing. An internal inspection is recommended.

Freehold. EPC - band D. Council Tax - band B

PRICE GUIDE £195,000

## THE PROPERTY

Our vendor says, "Smelters Cottage is a charming middle terrace cottage situated in the sought after hamlet of Calenick, on the rural fringe of Truro City. It is a place where neighbours of mixed ages smile, wave and sing carols at Christmastime – a warm-hearted community". The cottage affords beautiful stone, granite and brick front elevations combined with modern Upvc double glazing. The property is being sold with no onward chain and would suit those wanting a first time purchase or those looking for a buy to let. It is presented ready to occupy or rent out although purchasers might prefer to put their own stamp on the property. Externally there is off road parking laid to stone chippings to the front elevation and a small covered courtyard to the rear of the property. Internally, the two storey accommodation provides: living room with a log burner plus a kitchen and utility to the ground floor, with two bedrooms and a bathroom to the first floor.

## LOCATION

Calenick is essentially a country hamlet lying in a picturesque valley just south of Truro and barely a mile from the city limits. Its position provides quick and convenient access into Truro with its extensive range of shops, facilities and work opportunities. Access to the hospital is fast for staff on-call. Falmouth university and Redruth are within 20mins' drive. For those seeking to minimise car use Truro centre can be accessed via Old Falmouth Road/Lemon Street alternatively scenic pedestrian/cycle paths offer access westward, to the rear of New County Hall (supermarkets/rail station close-by);

eastward alongside the river to Newham/Port of Truro. Calenick is served by a bus route. For nature lovers or dog owners, on your doorstep is public access to Calenick Creek via a charming field/woodland footpath, which considering the proximity to Truro, is rare to find. Highly regarded Kea primary school is a 10min walk up the road. Readily accessible Post offices and quick-stop-shops are at nearby Playing Place & Carnon Downs. The National Trust parkland at Trelissick, looking down the Fal estuary (very popular with dog walkers and those with children) is only a few minutes' drive away. Similarly nearby is Loe Beach (Feock), offering access for watersports/sailing enthusiasts. Truro offers many opportunities for eating out whilst rural pub options are available at nearby Penelewey and riverside Devoran.

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

### GROUND FLOOR

#### LIVING ROOM

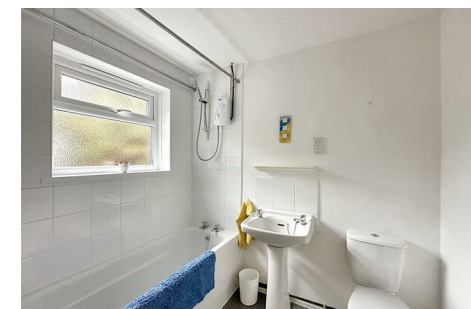
15'2" x 12'0" (4.64m x 3.67m)

Front aspect Upvc double glazed window with window seat and Upvc door. Chimney breast with inset log burner and shelved recesses on each side. Tiled floor. Electric storage heater. Stairs rise to the first floor. Door to the kitchen.

#### KITCHEN

7'1" x 5'8" (2.17m x 1.75m)

Fitted with wall and base cabinets, work surface and sink unit. Electric storage heater.



#### UTILITY ROOM

8'10" x 5'3" (2.70m x 1.61m)

with plumbing facility for washing machine and ample power points for appliances. Door to rear courtyard, ideal to securely store bike/surfboard, or for airing clothes.

### FIRST FLOOR

Landing with stairs rising from the living room. Exposed traditional floorboards. Doors to two bedrooms and the bathroom.

#### BEDROOM ONE

12'2" x 8'11" (3.71m x 2.74m)

Front aspect Upvc double glazed window. Exposed traditional floorboards. Airing cupboard with insulated cylinder and electric immersion heater. (The electric storage heater in this room is currently not working).

#### BEDROOM TWO

6'11" x 6'7" (2.12m x 2.03m)

Front aspect Upvc double glazed window. Exposed traditional floorboards. Historically it has been used for a wide range of purposes, such as; nursery, children's room, hobby room, dressing room and home office.

#### BATHROOM

7'3" x 6'0" (2.22m x 1.84m)

with white suite comprising: panel bath with a wall mounted Creda electric shower above, pedestal wash hand basin and a close coupled WC. Electric shaver point and extractor fan.

#### OUTSIDE

At the front of the cottage there is a low maintenance off road parking area laid to loose stone chippings and suitable for at least 2 cars. A concreted hole for a rotary washing line.

As previously mentioned there is a small but useful yard area to the rear.



Philip Martin have been hand selected by the worlds largest relocation network as the best independent estate agent in Truro with access to buyers from all of the UK

"Just wanted to say a massive thank you for going above and beyond over the last year, to help me find a new home. Your patience and sheer hard work are so appreciated at a time when life was very difficult. You are great at your jobs and with people. You guys need recognising for what you do, day in, day out. Thank you from us all."