



Bojewyan
Chychoose, Devoran, Truro
£795,000



- Idyllic Location
- Three Bedrooms Plus A Study / Bedroom Four
- Generous Garden To the Front
- Driveway Parking
- Integral Garage
- Well Presented

Found in the desirable and idyllic area of Chycoose, which is on the outskirts of Point, 'Bojewyan' offers well cared for accommodation along with a generous garden to the front, integral garage and solar panelling.

With its stone frontage, this is an attractive property – complimenting its surroundings, and is offered for sale for the first time, since its conversion.

Boasting three first floor bedrooms, there is also an additional ground floor room which could be utilised as a study or bedroom four. The main bedroom is accessed through an ideal dressing room and it also provides an ensuite. Comprising shower cubicle, vanity hand wash basin and WC. The first floor is complete with a well-equipped family bathroom.

The ground floor provides a useful entrance hall, kitchen / diner, sitting room, conservatory, WC and a utility room, which in turn leads to the garage. The kitchen / diner is the hub of this ideal family home and is well equipped with a range of fitted storage units inside eye catching white units with granite effect worktops. The kitchen is complete with an integrated oven / hob and the utility room has further space for under counter appliances.

To appreciate the presentation of this property, the space on offer with perhaps further potential to reconfigure – a viewing comes highly recommended.





Externally, Bojewyan is approached by driveway to the front with ample parking for several vehicles. The gardens which are predominantly laid to lawn, showcase an array of mature shrubs and attractive plants, and create a wonderful opportunity to sit out and enjoy the views towards the creek. In addition to this, there is a greenhouse and patio to the rear.

This attractive property is complete with a former Piggery. This outbuilding is now utilised as a comfortable workshop / store.

Viewings are available immediately and are strictly by appointment only. For further information, please see our agents notes and information tab.

ACCOMMODATION

UTILITY ROOM

5'9" x 6'9"

GARAGE

9'3" x 14'2"

KITCHEN / DINING ROOM

11'1" x 14'9"

LIVING ROOM

11'1" x 14'6"

SUNROOM

9'10" x 9'10"

BEDROOM / STUDY

7'4" x 8'7"

FIRST FLOOR

BATHROOM

7'2" x 8'5"

BEDROOM

10'1" x 12'5"

BEDROOM

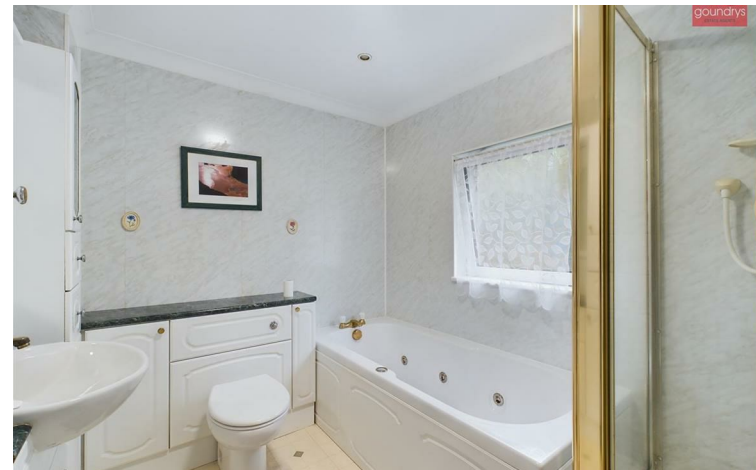
11'11" x 10'5"

DRESSING ROOM / HALL

7'4" x 7'9"

Leading to:-





BEDROOM

10'4" x 9'0"

ENSUITE

7'9" x 4'7"

THE OLD PIGGERY

8'10" x 27'11"

Currently utilised as a workshop / store

INFORMATION

Tenure - Freehold

Details are preliminary and are subject to change.

Broadband : Standard or Superfast - 5mbps to 56mbps download speeds

(Source : <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=TR36NU&uprn=10001204020>)

Council Tax - Band F (Source : <https://www.tax.service.gov.uk/check-council-tax-band/property/230441185>)

We understand the property is on a private drainage (septic tank), mains water and electricity. The solar panelling provides an income in the region of £2000 per year. There is also oil fired central heating and LPG for a fire.

Please see our agents notes for details on covenants that will apply to the property.

Consumer Protection from Unfair Trading Regulations 2008.

WE STRONGLY advise all parties to confirm and check title documents, build warranties, services / utilities and any covenants which may or may not apply, immediately after agreeing a purchase. All buyers MUST also VERIFY the Council Tax band and broadband speeds to satisfy themselves rather than rely on our information – which is subject to change.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are a GUIDE ONLY. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - Purchasers

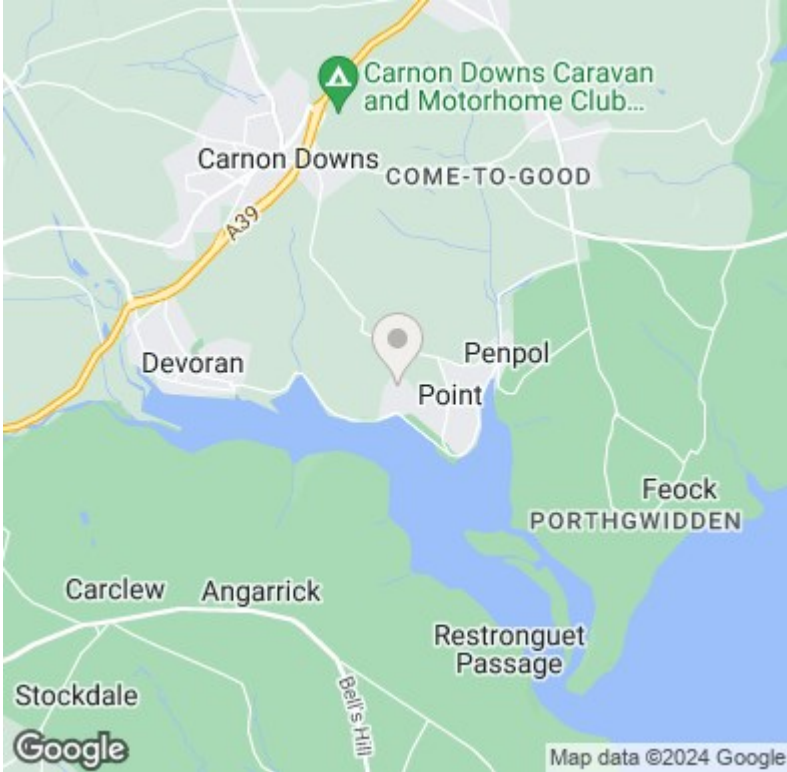
Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

AGENTS NOTES

Our clients have built an attractive residence to the north of Bojewyan. To

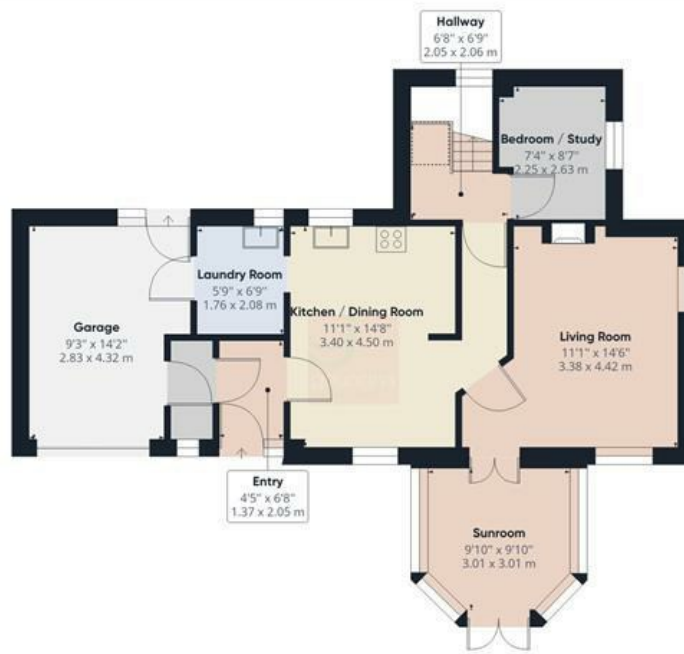


protect their view and to prevent any structures being built / planted with may impact this, the following covenants will apply:
No extension to the West of The Old piggery
Existing roof height of The Old Piggery must be retained.
No structure or planting to be higher than the existing boundary hedge / wall to the new residence to the North. With the exception of the existing Palm Tree, Fir Tree and greenhouse - this is to protect the view for our clients new residence.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

1549.53 ft²
143.96 m²

Reduced headroom

7.64 ft²
0.71 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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