



Two Burrow Cottage, Two Burrows, TR4 8HN
£850,000

goundrys
SALES

- Spacious Detached Residence
- Large Open Plan Living Area
- Four Bedrooms
- Approx. 2.5 Acres

Nestling in this quiet rural setting, this immaculately presented detached residence has been completely renovated by the vendors and now boasts well appointed spacious accommodation throughout. The generous entrance hallway provides central access to the living and the main bedroom areas. The open plan living area has a real wow factor with its vaulted ceiling and exposed beams, feature fireplace housing wood burner and doors leading to the conservatory which provides views to the gardens and countryside beyond.

The kitchen is fitted with an extensive range of base and wall units with illuminated display units and under pelmet lighting, granite worktops with Belfast sink unit, breakfast bar area, space for range, double doors opening onto the garden. Also situated on this side of the dwelling is the fourth bedroom and utility room.

The master bedroom has a walk in wardrobe and en-suite shower room, in addition to this are two further double bedrooms, a family bathroom suite with spa bath and separate shower cubicle and the internal accommodation is completed by the cloakroom.

Externally there is a landscaped paved seating area to take full advantage of the sun with manicured lawns and flower beds. A gravelled pathway leads to the ample parking area, double garage with automatic door and beautifully stocked gardens with lawn, trees and shrubs. Immediately beside the property is a most useful paddock which could easily be enclosed for those with an equestrian interest





LOCATION

Two Burrows is situated on the outskirts of the village of Blackwater which is conveniently situated for St Agnes, Porthtowan, Truro and the North Cornish Coast. Blackwater village has a village shop/post office and primary school.

Truro City lies 6 miles and boasts a range of shopping facilities, secondary schooling, Truro College and The Royal Cornwall Hospital.

The A30 is approximately 1 mile from the property and the scenic north coastline lies within easy reach which is renown for its many picturesque harbours and surfing beaches

INFORMATION / MATERIAL FACTS

Tenure : Freehold

Material Information

Council Tax – D

The property has the benefit of ownership of solar panels which generate an income of between £400 - £500 Per annum.

Private Drainage.



EPC C69

Broadband : Standard OR Superfast – 6mbps to 1000mbps download speeds

Mobile Availability - Source OFCOM -

Prediction, not a guarantee – Indoor none / Limited , Outdoor Likely



Kitchen - 4.49 x 5.27
 Living Room - 8.53 x 4.87
 Bedroom - 2.59 x 2.31
 Utility Room - 3.27 x 2.48
 WC - 1.48 X 1.47
 Bathroom - 3.36 x 2.53

Hallway - 4.84 x 3.12
 Bedroom - 3.62 x 3.62
 Bedroom - 3.61 x 3.62
 Bedroom - 4.88 x 3.13
 Ensuite - 2.36 x 1.83
 Dressing Room - 2.41 x 1.82



Consumer Protection from Unfair Trading Regulations 2008.

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Items shown or mentioned in the particulars are not necessarily included. Verification should be sought. As agents, we advise all buyers to confirm and check any covenants or restrictions that may / may not apply, immediately upon agreeing a purchase with their conveyancer. We also recommend all purchasers have a building survey undertaken. Goundrys have 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

Approximate total area⁽¹⁾
1838.81 ft²
170.83 m²

(1) Excluding balconies and terraces

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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