



Whitehall Farm Cottage, Scorrier, TR16 5BB
£600,000 (Offers Over)

goundrys
SALES

- Detached Four Bedroom Cottage
- Oil Fired Heating
- Detached One Bedroom Annexe
- Triple Garage With Pre-App for Replacement

A rare opportunity to purchase an immaculate 4 bedroom detached property on a large plot with a detached annexe, large driveway and triple garage which has a positive pre-application for a replacement two bedroom dwelling. PA24/00053/PREAPP

The property is offered to the market with no onward chain and provides a rare opportunity to purchase an immaculate 4 bedroom detached house on a substantial plot reaching just under an acre. The accommodation comprises of a light and spacious living room with a charming wood burning stove set within a stone faced inglenook. There is a further reception room which could make a useful office space or additional snug. There is a spacious farmhouse style kitchen/dining room equipped with a range cooker and fabulous island. The ground floor is complete with a utility room and a ground floor WC with built in storage.

On the first floor there are 4 bedrooms with the master benefitting from an en-suite shower room and a further family bathroom equipped with a bath and a separate shower cubicle.

Additionally there is a recently constructed one bedroom detached annexe which provides a spacious living area, utility, shower room and bedroom. Externally there is a large gravelled driveway which provides plenty of space for multiple vehicle's and a triple garage with electric doors and a further storage shed. The triple garage has a positive pre-application for the planning to the demolition of the triple garage & the erection of a two bedroom dwelling over the same footprint with landscaping & parking which provides great potential for any new owners.

The property has a good sized garden to the rear and side of the main house and there is a further paddock which measures approximately 3/4 of an acre.





INFORMATION / MATERIAL FACTS

Tenure : Freehold

Council Tax – C

We understand the property has Mains Electric,
mains water, private drainage with oil fired
central heating.

EPC E53

Broadband : Standard OR Superfast – 7mbps to
80mbps download speeds

Mobile Availability - Source OFCOM -
Prediction, not a guarantee – Indoor none /
Limited , Outdoor Limited





Kitchen - 4.31 x 5.53
 Living Room - 4.00 x 3.66
 Dining Room - 2.50 x 3.01
 WC - 1.73 x 1.34
 Laundry Room - 1.58 x 1.21



Bedroom - 2.47 x 3.91
 Bedroom - 3.17 x 2.99
 Bedroom - 2.80 x 2.83
 Bedroom - 2.84 x 2.80
 Bathroom - 2.23 x 2.06
 Ensuite - 1.79 x 1.57



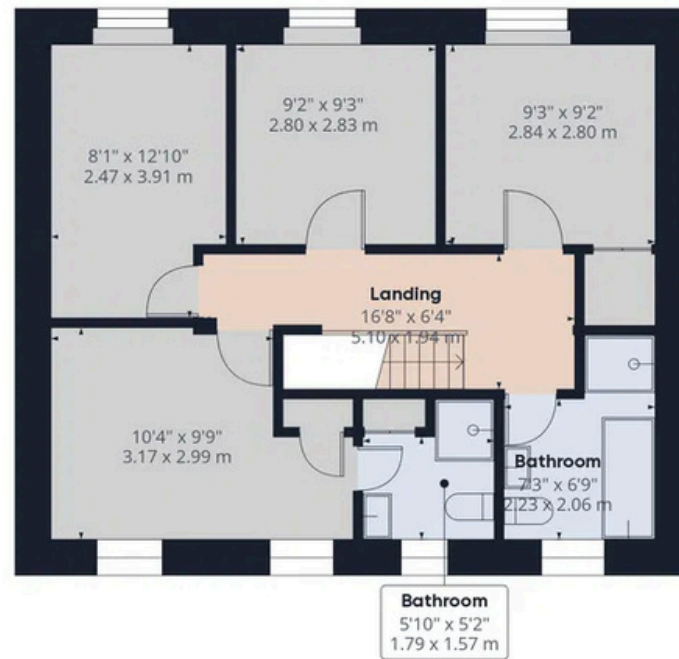
Consumer Protection from Unfair Trading Regulations 2008.

Our adverts do not form part of a contract and must NOT be relied upon. All buyers MUST also VERIFY all material information – some of which, is subject to change. We do not work in the capacity of a chartered surveyor therefore any comment on construction / construction age has been provided by our clients and must be verified by the purchaser. All measurements are approximate and therefore for guidance only.

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



Ground Floor Building 1



Floor 1 Building 1

Approximate total area^m

2045.15 ft²

190 m²



Ground Floor Building 2



Ground Floor Building 3

(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.

Calculations are based on RICS IPMS 3C standard.

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