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SALES

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1 Mill Lane, Calenick, Truro, Cornwall, TR3 6AB

Guide Price £560,000

5 2 2





## Description

Offered to the market with No Onward Chain.

This beautiful stone fronted Semi Detached Character Cottage can be found in the idyllic hamlet of Calenick, tucked away in a secluded position having views over the local farmland and beyond. The property benefits from having 5 bedrooms over 3 floors giving this family home versatile and flexible accommodation. This property is steeped in history being a former mill house dating back to C 1800.

The property comprises of the following; The main entrance opens into the good sized living room having a feature fireplace with wood burner, exposed ceiling beams and stairs that rise to the 1st floor accommodation. The kitchen/breakfast room is spacious, light and airy having the benefit of high ceilings and Velux windows, ideal for entertaining. Also on the ground floor is a double bedroom having a log burner and a utility room which incorporates a shower room with W.C. On the 1st floor you will find a good size double bedroom, family bathroom plus a study/bedroom. Stairs rise to the 2nd floor where there are a further two bedrooms. To the outside of the property there is a secluded patio area ideal for alfresco dining or that early morning cuppa. The attractive garden is terraced with steps leading up to the first terrace area having seating along with an ideal spot for the BBQ which over looks the farmers field. On the second terrace there is a garden shed, raised veggie beds and another seating area. From here there are beautiful panoramic views over the village and the countryside. There is driveway parking for 2/3 vehicles. Warmed by oil fired central heating along with the log burner, plus double glazing throughout. This charming cottage is one to be viewed to fully appreciate the location and the accommodation on offer. Please call our Truro office on 01872 242425 to arrange your viewing.

## Location

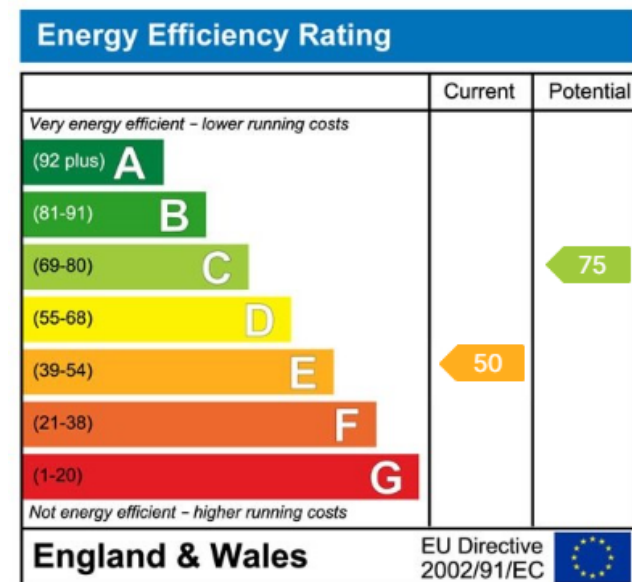
The picturesque hamlet of Calenick has a long history of tin smelting and associated industries. The earliest recorded tin smelting in







- Beautiful Stone Fronted Character Cottage
- Semi-Rural Location
- Secluded Location
- Generous size Living Room
- Driveway Parking
- Panoramic Views
- 4 Bedrooms Plus Study
- Spacious Kitchen/Breakfast Room
- Flexible Accommodation
- Oil Fired Central Heating Plus Log Burner



TRURO

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements