



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

Guide Price £625,000

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

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## Description

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 4 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. 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



## Living Room

5.38m x 3.71m (17'8" x 12'2")

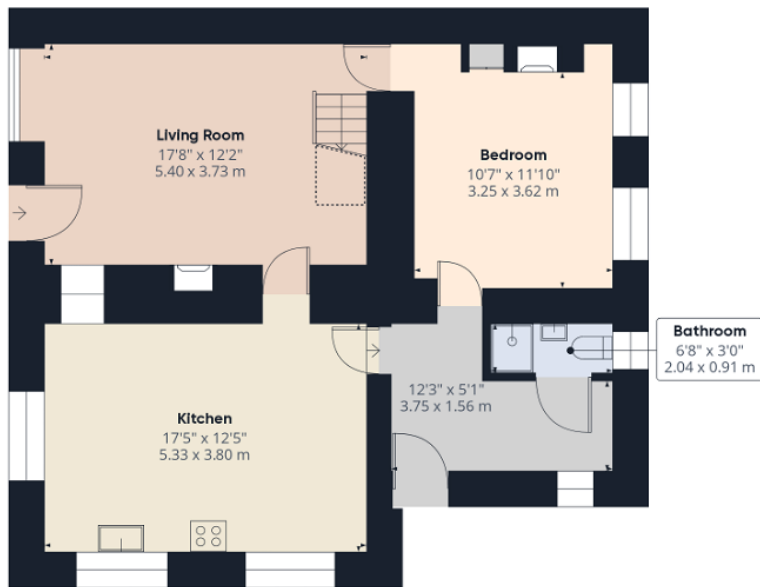
## Kitchen/Breakfast Room

5.31m x 3.78m (17'5" x 12'5")

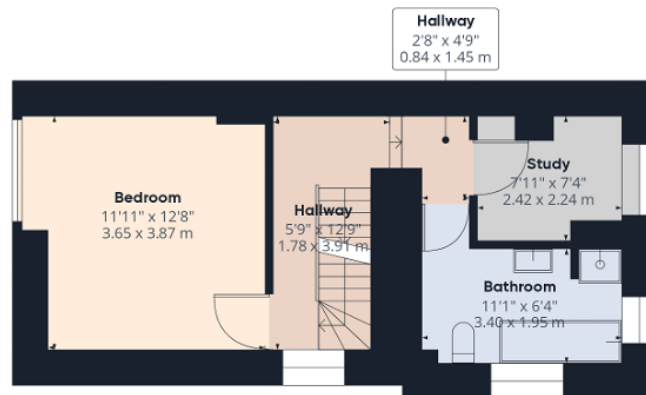
## Bedroom

3.61m x 3.23m (11'10" x 10'7")

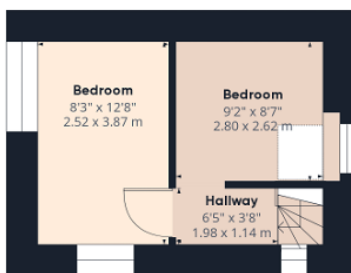




Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1297.08 ft<sup>2</sup>

120.5 m<sup>2</sup>

**Reduced headroom**

13.15 ft<sup>2</sup>

1.22 m<sup>2</sup>

(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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