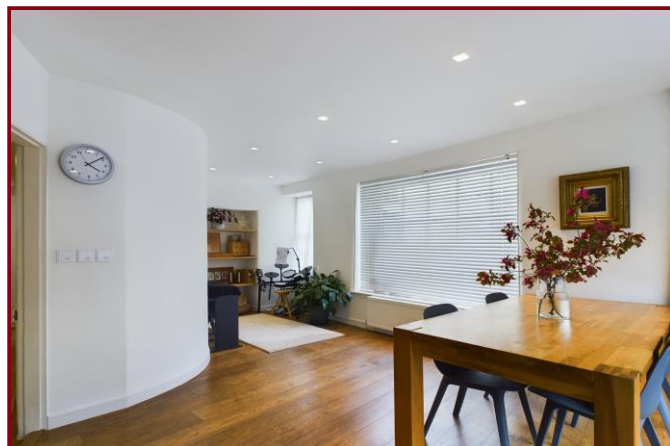




**MAP estate agents**  
Putting your home on the map

**Station Road,  
Truro**

**£425,000  
Freehold**





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Truro  
£425,000 Freehold**

## **Property Introduction**

This beautifully presented Grade II Listed family home, constructed in 1832, occupies a central village position close to all the amenities Chacewater has to offer. Having been modernised and tastefully refurbished by the current vendor, the property boasts an abundance of period features, including a wonderful ornate decorative staircase, high ceilings, Georgian windows and a focal point inglenook fireplace in the sitting room along with many more features which can be appreciated when viewing. The rooms are of excellent proportions with two reception rooms on the ground floor along with a modern refitted kitchen with plenty of storage, a shower room/utility, and a light and airy entrance porch. To the first floor are five bedrooms and a large bathroom, with the majority of the first floor accommodation having exposed floorboards and original doors. The vendor has maintained the historic features whilst refurbishing the property with a great deal of care and thought to retain its original character whilst creating a modern light and airy contemporary feel. The property has majority secondary double-glazed windows along with an oil-fired heating system. Externally is an area of garden and parking plus an additional parking space, and an outbuilding ready for development for various uses.

## **Location**

Being centrally located in Cornwall, Chacewater is ideal for access to both north and south coastlines, the north popular with surfers whilst the south being renowned for its excellent sailing waters. As you would expect from a village there is a strong community spirit supported with excellent local amenities including doctors surgery, very well-regarded primary school, Public House, bowling club, and tucked away off the main street is an old market offering a variety of deli-foods, wines and plants. Chacewater lies approximately three miles from the cathedral city of Truro, popular for its cobbled streets and Georgian architecture, home to the Hall for Cornwall and offering a good range of independent retail shops alongside the more recognisable national chains. The vibrant university seaside town of Falmouth is a mere 20 minute drive. Redruth can be reached in 8 minutes.

## **ACCOMMODATION COMPRISES**

Double glazed entrance door, with double glazed window to side, opening to:-

## **ENTRANCE PORCH**

Tiled floor with underfloor heating, mirrored wall cabinet, exposed stone wall, skylight, access to:-

## **WET ROOM/UTILITY**

Opaque window. Close coupled WC and wash hand basin with tiled surround with mirrored cabinet over with light. Plumbing for

automatic washing machine, tiled floor with underfloor heating. Extractor fan.

**INNER HALL**

Understairs storage cupboard. Radiator. Feature ornate decorative staircase accessing to the first floor, fuse box.

**SITTING ROOM 16' 4" x 11' 9" (4.97m x 3.58m)**

Stained glass doorway to exterior with window and window seat. Radiator, downlighters, feature inglenook stone fireplace with wood burner and recesses to side which are currently used for the storage of logs.

**KITCHEN 10' 0" x 8' 7" (3.05m x 2.61m)**

Window to rear elevation. Range of wall mounted and base cupboards with Silestone worktops incorporating a one and quarter stainless steel sink with mixer tap. Drawer units, cooking theatre range, downlighters, under cupboard lighting, vertical radiator, fitted dishwasher.

**LOUNGE/DINER 23' 0" x 10' 10" (7.01m x 3.30m) maximum measurements plus dining area**

This room being L-shaped and dual aspect with two radiators, feature Victorian fireplace, downlighters, wood floor and doorway to exterior.

**FIRST FLOOR LANDING**

A feature landing with attractive balustrade, picture rail, exposed floorboards. Access to all principal bedrooms.

**BEDROOM ONE 11' 3" x 8' 9" (3.43m x 2.66m)**

Window to rear elevation. Radiator. Wood floor, picture rail.

**BEDROOM TWO 11' 11" x 9' 10" (3.63m x 2.99m)**

Two windows to front elevation, two radiators. Wood floor and picture rail.

**BEDROOM THREE 10' 2" x 8' 10" (3.10m x 2.69m)**

A dual aspect room with wood floor, radiator and picture rail.

**BEDROOM FOUR 11' 7" x 6' 7" (3.53m x 2.01m)**

Window to side elevation. Radiator, wood floor and picture rail. Access to loft. Door to bedroom five.

**INNER LANDING**

Window to side elevation. Access to:-

**BEDROOM FIVE 8' 9" x 7' 4" (2.66m x 2.23m) maximum measurements, irregular shape**

Window to side elevation. Radiator. Door to bedroom four.

**BATHROOM**

A dual aspect room. Shower cubicle with tiled surround, paneled bath, close coupled WC and pedestal wash hand basin. Heated towel rail. Downlighters.

**OUTSIDE**

To the rear of the property is an area of garden doubling up as an additional parking space with access to a useful outbuilding. Outside the fenced area is an additional parking space along with access to the oil storage tank and boiler.

**OUTBUILDING 18' 0" x 11' 7" (5.48m x 3.53m)**

Power and water connected. This building could be utilised for many uses.

**AGENT'S NOTES**

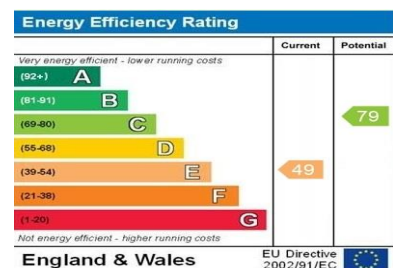
The Council Tax Band for the property is band 'D'. Please note, the neighbour does have a right of way across the rear for access with a wheelbarrow.

**SERVICES**

Services connected are mains water, mains drainage, mains electric and oil heating.

**DIRECTIONS**

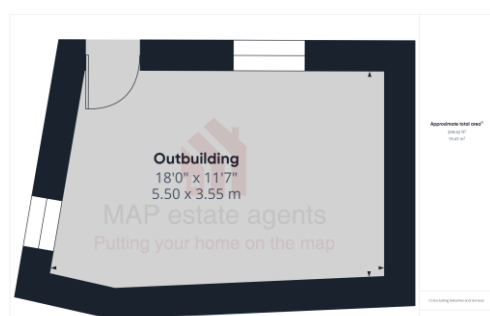
Proceeding into Chacewater from Truro turn right opposite the bakers into Station Road and take the next turning on the left hand side which takes you to the rear of the property. If using What3words:- sunset.foggy.scatters





## MAP's top reasons to view this home

- Beautifully presented Grade II listed character family home
- Five bedrooms
- L-shaped lounge/diner with separate sitting room
- Fitted kitchen with a cooking theatre range
- Light and airy entrance porch
- Ground floor wet room/utility room
- First floor bathroom with shower cubicle
- Oil fired central heating with partial secondary double glazed windows
- Two parking spaces plus a useful outbuilding
- Many period features making this a wonderful family home



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