



MAP estate agents
Putting your home on the map

Chacewater, Truro

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A30 Trunk Road 1 mile | Redruth 3 miles | Porthowan (North coast) 4 miles | Falmouth (south coast) 10 miles | Truro 6 miles | St Ives 15 miles | Newquay Airport 21 miles | Exeter (M5) 93 miles |
(Distances are approximate)

Offered for sale with no onward chain, Westfield is a unique opportunity to acquire a substantial rural bungalow with a one-acre paddock attached to the side.

Entrance hallway | Lounge | Kitchen/dining room |
Remodelled bathroom | Three bedrooms | Home office |
Utility/shower room | Integral garage | Formal gardens |
Paddock approaching 1 acre | Driveway parking | Generous workshop |

£550,000
Freehold



Property Introduction

The bungalow offers three double sized bedrooms; there is a generous lounge and the kitchen/dining room enjoys an outlook to the rear.

The bathroom has been remodelled and to the rear of the integral garage there is a room which would be ideal for those looking to work from home and from here there is access to a shower/utility room.

The majority of the property is double glazed and heating is provided by an oil fired boiler.

There are formal gardens on three sides with generous parking available to the front and side of the garage.

A major feature of Westfield is the paddock which would suit those with a pony or looking to cultivate their own produce.

There is a substantial workshop with power connected, the previous owner used the paddock for holiday use and there are four hookups for caravans, water is available and there is a separate septic tank within the paddock.

In summary, a most unusual opportunity which is sure to attract a great deal of interest and we would recommend viewing our interactive virtual tour prior to arranging a closer inspection.

Location

Westfield is positioned on the outskirts of the village of Chacewater which is ideally located between the towns of Truro and Redruth and benefits from good transport links to both towns and easy access to the A30 trunk road.

The cathedral city of Truro, which is the main centre in Cornwall for business and commerce, is approximately 6 miles away and offers a wide range of facilities to include

high street multiple outlets, secondary schools, sixth form college, Hall for Cornwall and the Royal Cornwall Hospital.

There is a mainline railway station located within the city which has direct links to London Paddington and the north of England, together with a commuter line feeding into Falmouth.

Redruth, the nearest town, will be found within 3 miles and here there is also a mainline railway station, local and national shopping outlets and schooling for all ages.

The north coast of Porthtowan is a short drive away and the area around Chacewater is well served with cycle ways, footpaths with country walks and there is also a public house within the village.

ACCOMODATION COMPRISES

Hardwood door opening to :-

HALLWAY

With doors opening off to :-

LOUNGE 18' 9" x 13' 7" (5.71m x 4.14m)

With uPVC double glazed French doors to the front. Focusing on a granite feature fireplace with display plinth to one side housing an electric fire. Radiator, four wall lights.

INNER HALLWAY

With a square archway into the kitchen/diner, two door airing cupboard and door opening to bedroom three.

KITCHEN/DINER 21' 5" x 12' 3" (6.52m x 3.73m)

Enjoying a dual aspect with uPVC double glazed French doors to the rear and uPVC double glazed window to the side. The kitchen is fitted with a range of eye level and base units having an adjoining roll top edge working surface arranged to form a peninsula bar, there is an inset one and a half bowl colour coordinated sink unit, cooker point and integrated dishwasher. Radiator. Door to rear hallway.

HALLWAY

Doors to :-



BEDROOM ONE 12' 8" x 10' 7" (3.86m x 3.22m)

uPVC double glazed bay window to the front. Fitted with an extensive bedroom fitment consisting of two wardrobes with overbed storage, four door wardrobe and dressing table. Radiator.

BEDROOM TWO 10' 11" x 9' 4" (3.32m x 2.84m)

Double glazed window to rear. Featuring a bedroom fitment consisting of two wardrobes with overbed storage and four door wardrobes. Radiator.

BEDROOM THREE 18' 11" x 10' 0" (5.76m x 3.05m)

uPVC double glazed French doors to the front. Radiator.

BATHROOM

Double glazed window to the rear hallway. Remodelled with a close couple WC, pedestal wash hand basin and panelled bath. Shower enclosure with Gainsborough electric shower, full ceramic tiling to walls and floor, towel radiator.

REAR HALLWAY

With two uPVC double glazed windows to the rear and uPVC double glazed door to the rear. Tiled flooring, radiator, door opening to :-

VESTIBULE

With uPVC double glazed window to the side and giving access to :-

INTEGRAL GARAGE 17' 8" x 15' 0" (5.38m x 4.57m)

With an automatic up and over door to the front. Single glazed window to the side and an inspection pit, power and light connected, door to :-

HOME OFFICE 11' 1" x 10' 10" (3.38m x 3.30m)

With a window to the rear. Benefiting from power and light and with a floor mounted Worcester oil fired boiler.

SHOWER ROOM/UTILITY

uPVC double glazed door to the rear. Fitted with a close couple WC, pedestal wash hand basin and shower enclosure with a Mira electric shower, radiator, tiled floor and plumbing for automatic washing machine. It should be noted that this room was made to be accessible for guests using the paddock and has a secure door isolating it from the main property.

OUTSIDE

There are formal gardens which lie to the front, side and rear of the bungalow and a separate access leads to the integral garage and gives additional parking to the side for several vehicles.

PADDOCK

With its own access and forming part of the property, it is laid largely to grass at the present time and there is a substantial workshop which has power and light connected and is ideal for those with interest in classic cars or similar hobbies. Within the paddock, which is well defined with mature boundaries. There are four hook-ups for caravans, together with a water supply and a septic tank. The paddock offers a wide range of uses dependent on the new owners requirements.

SERVICES

Mains electricity, mains water, private drainage with two septic tanks (one for the property and a further tank for the paddock).

AGENT'S NOTES

It should be advised that the property is council tax band 'D'.

DIRECTIONS

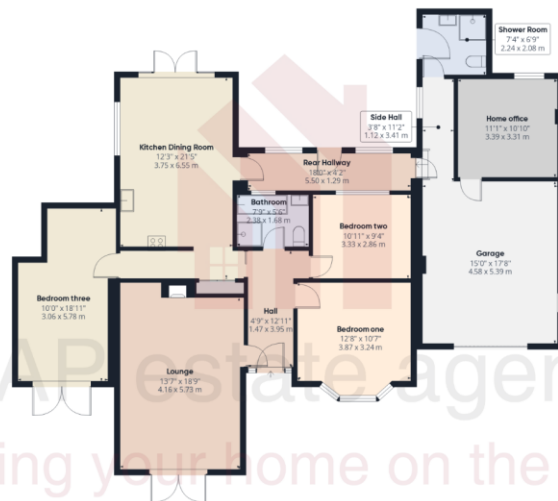
From Redruth, head towards the a30 and take the old Redruth by pass heading towards Scorrier, on entering the village of Scorrier, at a mini roundabout carry straight across passing through the village where the road starts to climb up a hill and at the apex of the hill, on the left hand side Westfield will be identified via For Sale board. If using What3Words: Carefully.Appear.Dial.



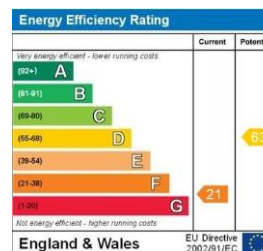


MAP's Top reasons to view this home

- Detached non-estate bungalow in rural location
- Three double size bedrooms
- Fitted kitchen dining room
- Large lounge
- Integral garage with home office
- Family bathroom
- Shower room/WC
- Oil fired central heating
- One acre paddock with workshop/garage
- Chain free sale



Approximate total area¹⁰
2169 ft²
201.5 m²



ling balconies and terraces

ns reference the RICS IPMS dard. Measurements are nate and not to scale. This is intended for illustration only.

GIRAFFE360

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)
01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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