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**East Hill,
Blackwater, Truro**

**Guide Price £475,000
Freehold**





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Property Introduction

The property is a well presented detached converted grain store sat within a private and secluded plot, the accommodation comprises four bedrooms with principal en-suite, family bathroom, large open plan sitting room/dining room, kitchen, conservatory, separate utility room and ground floor cloakroom.

Said to date back to the early 1850s, outside the property is a mature plot, large patio, raised feature pond and a detached workshop accompanied with parking for multiple vehicles.

The cottage benefits from biomass fired central heating, double glazing and central Vacuum System. This property is offered with no onward chain.

Location

Situated within the village location of Blackwater, where there is a Post Office, general store, primary school and public house. Blackwater also benefits from easy access to the A30 trunk road including recent upgrades to the Saints Trail multi-user path which provides safe cycle access to Truro. The cathedral city of Truro is approximately six miles distant and is the main centre in Cornwall for business and commerce with its wider range of facilities including secondary schools, sixth form college, Hospitals, leisure centre, Hall for Cornwall and mainline railway connection to London.

ACCOMMODATION COMPRISES

Main entrance door with stained window light giving access to:-

ENTRANCE HALLWAY

Impressive feature granite archway through to living room/dining room. A wall mounted central heating radiator and double glazed window to front aspect.

CLOAKROOM

Engineered oak flooring, close coupled WC and wall mounted hand wash basin. Obscured double glazed window to side aspect, loft hatch, partly tiled splashbacks and small cupboard housing the central vacuum system.

SITTING ROOM/DINING ROOM 32' 3" x 14' 0" (9.82m x 4.26m)

Engineered oak flooring continues with three double glazed windows to side aspect accompanied with four central heating radiators and beamed ceiling. Staircase to first floor accommodation, double doors to built-in wine rack and storage below, open through to kitchen,

feature beamed ceiling, an impressive feature fireplace with oak mantel and surround, granite plinth with 'Clearview' wood burner, television point.

KITCHEN 15' 11" x 9' 3" (4.85m x 2.82m)

A range of floor and wall mounted kitchen units with a roll edged work surface over incorporating a composite double drainer sink with hot and cold water filter function swan neck mixer tap over, tiled splashbacks, built-in range with five ring hob, double oven with built-in warming drawer and a chrome splashback with extractor hood and built-in spotlight. Two built-in plinth heaters. Double glazed window to side aspect overlooking the garden and feature raised pond, coved ceiling, built-in microwave, integrated fridge. Open archway through to:-

CONSERVATORY 9' 10" x 9' 9" (2.99m x 2.97m)

Double glazed window to front and to side aspects with side aspect having a large tilt and turn entrance door, tiled floor and feature exposed wall with porthole through to sitting room. Double radiator, polycarbonate sloping roof and electric ceiling fan.

UTILITY ROOM

Double glazed window to rear. Obscure glazed door opening into covered side porch. Range of floor and wall mounted kitchen units with square edged work surface. Plumbing for dishwasher and washing machine, integrated fridge. and wall mounted central heating controls. Coved ceiling. Recessed ceiling spotlights. Radiator.

FIRST FLOOR LANDING

Laminate floor. Velux window. Loft hatch. Steps descending to mezzanine level. Airing cupboard housing hot water cylinder and shelving.

PRINCIPAL BEDROOM 14' 8" x 10' 5" (4.47m x 3.17m)

Double glazed window to side, two radiators and Velux window. A range of built-in wardrobes with over bed storage cupboard.

EN-SUITE SHOWER ROOM

Obscure double-glazed window to side. Tiled surround to dado height. Radiator. Matching suite comprising close coupled WC, bidet, pedestal wash hand basin and glazed screen to double shower tray with built-in shower and tiled surround. Ceiling spotlight. Coved ceiling.

BEDROOM TWO 11' 4" x 10' 5" (3.45m x 3.17m)

A double aspect room with double glazed windows to front and side. Radiator. Coved ceiling. Built-in walk-in wardrobe with coat hanging rail and storage shelf.

BEDROOM THREE 10' 6" x 7' 7" (3.20m x 2.31m)

Double glazed window to side. Coved ceiling. Sliding double doors to built-in wardrobe with coat hanging rail and storage shelf. Radiator.

BEDROOM FOUR/OFFICE 9' 3" x 8' 1" (2.82m x 2.46m)

Double glazed window to side overlooking the garden. Radiator. Coved ceiling.

OUTSIDE

The property is sat in a private plot, part walled and hedged with a host of shrubs, trees and plants and fenced borders. Approached via a tarmac driveway with parking for multiple vehicles and impressive entrance pillars, there is a raised feature pond with fully integrated filtration system. Granite steps lead to a further raised flowerbed area with pathway continuing to circle the pond and pathway leading to the detached workshop. Adjacent to the pond is a barbecue area and summerhouse with bi-fold doors and wood shingle roof, allowing for outdoor cooking and eating in all weather conditions. To the rear of the property is a gravelled hard standing with a green house and a wooden shed housing the bio mass system central heating system with additional storage space. LPG point for gas in kitchen. There is a Zappi EV charging point adjacent to the front door of the property.

WORKSHOP 21' 2" x 18' 1" (6.45m x 5.51m) maximum measurements

Having a vaulted roof and with hardwood entrance door, glazed windows to front and side aspects and power connected.

AGENT'S NOTES

Please be advised the property's Council Tax Band is band 'B'. The installation is a Solax Triple Power Battery system. Ordinarily this system would be used to store energy produced by solar panels so it could be used at a later date, but in this installation it is used to store off peak electricity at 8 pence per kilowatt hour and use during the day when energy prices are higher 28 pence per kilowatt hour. Solar panels could be added to this system at a later date if required. **SERVICES** The property benefits from mains water, mains electricity & mains drainage.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	42	69
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



MAP's top reasons to view this home

- A well presented detached house built c1850
- Four bedrooms (principal with ensuite shower)
- Open plan 32' sitting/dining room
- Generous size kitchen and utility room
- Conservatory
- Central vacuum system
- Biomass main heating
- Workshop
- Off-road parking and electric vehicle charging point
- Chain free sale



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