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**Church Hill,  
Chacewater, Truro**

**Guide Price £325,000**  
**Freehold**







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## **Property Introduction**

Located in the heart of this popular village on the outskirts of Truro is this delightful character property 'Toll Cottage'. Situated in a tucked away position off Church Hill, the property offers an array of character features you would expect from a property of this period.

Approached via a five bar farmhouse style gate accessing parking facilities on the gravel driveway with a pathway taking you via the side of the property to the rear garden.

The accommodation comprises of an entrance hallway accessing the family bathroom, kitchen with bedroom off, cosy lounge with wood burner, conservatory with the principal bedroom accessed from the lounge being mezzanine style with exposed roof trusses.

Externally as previously mentioned are parking facilities to the front with the gardens being laid mainly to lawn, being well stocked with a variety of shrubs and mature trees.

## **Location**

Chacewater is a popular village with an excellent community and a good range of local services and shops whilst being within a reasonable distance to Truro. Within Chacewater is an excellent Primary School, doctors surgery, bakers, Public House, village hall and an old market offering a range of deli style foods.

Truro lies approximately four miles distant with its cathedral, cobbled streets and Georgian architecture making this a popular attraction for visitors. The north and south coasts are very commutable with their contrasting coastlines and renowned for its surfing and excellent sailing waters.

## **ACCOMMODATION COMPRISES**

Stable entrance door opening to:-

### **ENTRANCE HALLWAY**

Tiled floor. Folding door giving access into:-

### **BATHROOM**

Double glazed window to front elevation. A white suite comprising of bath with shower over and shower curtain, pedestal wash hand basin and low level WC. Part tiled walls, heated towel rail and tiled floor.

### **KITCHEN 9' 0" x 7' 9" (2.74m x 2.36m) maximum measurements**

Double glazed window to rear elevation overlooking the garden. 'Belfast' style sink, a variety of base and wall mounted storage units, a range of work surfaces, space for cooker and fridge/freezer. Part tiled walls, tiled floor, wall shelving and radiator. Plumbing for automatic washing machine. Doorway giving access into:-

### **BEDROOM 14' 2" x 9' 0" (4.31m x 2.74m) plus door recess, irregular shape room**

Triple aspect with uPVC double glazed windows, built-in double wardrobes housing the gas fired boiler, radiator.



### **LOUNGE 14' 0" x 12' 2" (4.26m x 3.71m) maximum measurements**

Two double glazed windows to front elevation, one with feature bay window, wood burner with slate hearth and a granite surround. Central wood ceiling beam and staircase to first floor. Glazed door giving access into:-

### **CONSERVATORY 12' 0" x 7' 10" (3.65m x 2.39m)**

French doors to garden. Radiator and tiled floor.



### **PRINCIPAL BEDROOM 14' 0" x 12' 3" (4.26m x 3.73m) maximum measurements**

Two double glazed windows to front elevation with wooden sills. Radiator and exposed wood roof trusses.

### **OUTSIDE FRONT**

As previously mentioned, immediately to the front of the property are parking facilities for a couple of vehicles, this being approached via a five bar farmhouse style gate. A pathway gives access via the side of the property leading to the:-

### **REAR GARDEN**

Gas cylinder storage. Steps leading up to the conservatory. The rear garden is laid mainly to lawn on two levels with a corner patio and a good variety of mature shrubs and trees making the garden private and secluded.

### **SERVICES**

Mains water, mains drainage and mains electricity. Bottled gas.

### **AGENT'S NOTE**

The Council Tax band for the property is band 'B'.

### **DIRECTIONS**

Proceeding through Chacewater from Truro, turn left after the Public House onto Church Hill where the property is located just after the car park on the left hand side where a MAP For Sale Board has been erected for identification purposes. If using What3words:- readers.cracked.winded



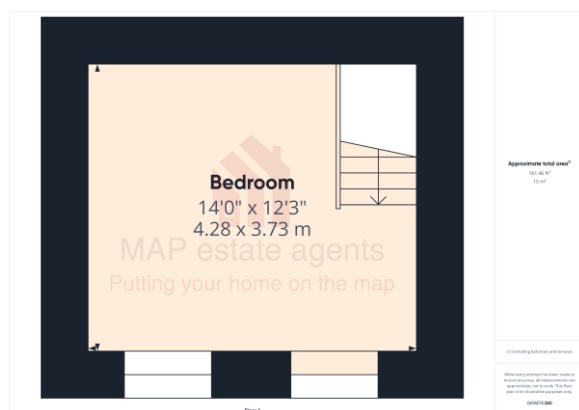
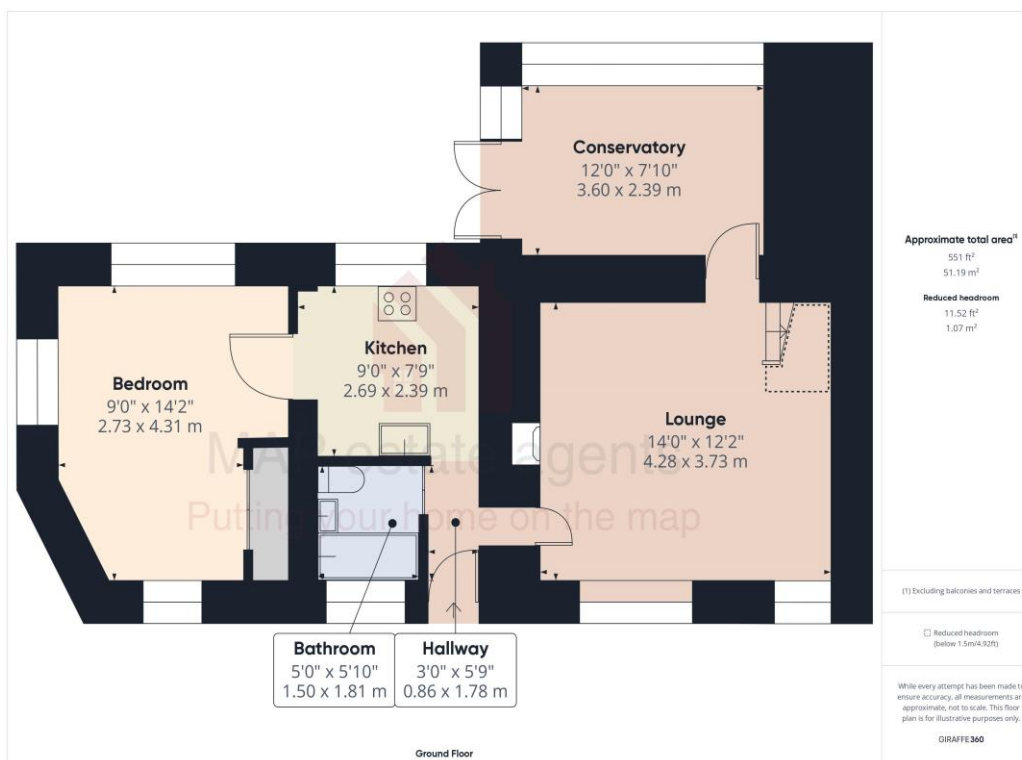
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59   D
39-54	E		
21-38	F		
1-20	G	16   G	





## MAP's top reasons to view this home

- Charming detached character cottage
- Located in a tucked away village position
- Delightful enclosed rear garden
- Two bedrooms, principal mezzanine style
- Lounge with wood burner and feature bay window
- Conservatory
- Array of character period features
- uPVC double glazing and gas heating
- Off-road parking on gravel driveway
- Ideal location for access to village amenities



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