



### OUTSIDE

The driveway leads down to the outbuilding/garage and parking area. From here it leads to the paved seating area which overlooks and has steps down to the family gardens and a footpath that leads to the adjoining fields and woodland areas. There is also a private spring within the grounds.

**VIEWINGS:** Strictly by appointment only with Camel Homes, Perranporth.

### MONEY LAUNDERING REGULATIONS

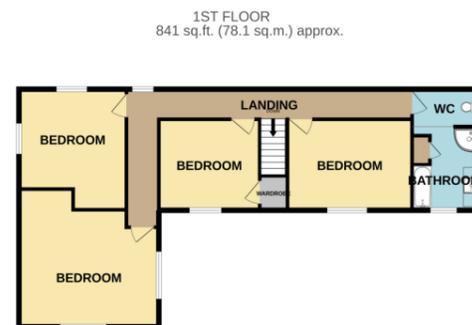
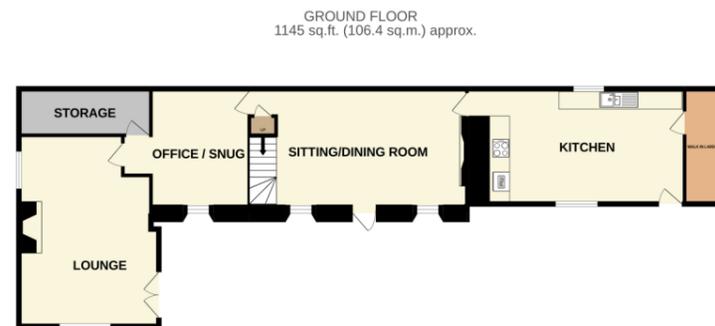
Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

### DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



TOTAL FLOOR AREA: 1986 sq.ft. (184.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for descriptive purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.  
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## Elm Tree Cottage

Wheal Hope, Goonhavern, Truro, TR4 9QJ

# £850,000





## Elm Tree Cottage

Wheal Hope, Goonhavern, Truro, TR4 9QJ

### THE PROPERTY

Located in a quiet, secluded setting and in the centre of its own extensive grounds is this former count house. The period family home offers four bedroom and three reception rooms.

The property is currently in need of some updating but will make the perfect forever home for those looking for a large property with land. The land is in excess of 4.5 acres and is divided into formal gardens, fields and woodland with two of the meadows benefitting from roadside access.

The property offers a large living room, sitting room, dining room and kitchen on the ground floor as well as the bedrooms and bathroom on the first floor. To the outside, in addition to the land you will find a detached garage and workshop.

### THE LOCATION

Wheal Hope, is a quiet location that is tucked away from any main roads but has the advantage of being a short drive from Goonhavern and Perranporth.

Truro, Newquay and St Agnes are also within a few miles. All providing an array of amenities such as shopping, schools, healthcare, public houses and restaurants.

**Principal accommodation comprises (all dimensions are approximate):-**

**Lounge/Diner**  
20'8 x 12'8 (6.30m x 3.86m)

**Kitchen/Breakfast Room**  
13'4 x 10'8 (4.06m x 3.25m)

**Sitting Room/Snug**  
12'2 x 10'8 (3.71m x 3.25m)

**Living Room**  
20'8 x 15'2 (6.30m x 4.62m)

**Store/Office**  
14'4 x 5'10 (4.37m x 1.78m)  
(No windows in this room)

**Landing**  
34'3 x 2'8 plus 12'5 x 2'8 (10.44m x 0.81m plus 3.78m x 0.81m)

**Master Bedroom**  
15'1 x 10'9 (4.60m x 3.28m)

**Bedroom Two**  
13'4 x 11'3 (4.06m x 3.43m)

**Bedroom Four**  
10'11 x 9'11 (3.33m x 3.02m)

**Bedroom Three**  
13'6 x 9'10 (4.11m x 3.00m)

**Bathroom/WC**  
14'1 x 7' (4.29m x 2.13m)



- **FOUR BEDROOM PERIOD FAMILY HOME**
- **AROUND 4.5 ACRES**
- **EXTENSIVE GARDENS, WOODLAND & FIELDS**
- **THREE LARGE RECEPTION ROOMS**
- **TUCKED AWAY RURAL SETTING**
- **DETACHED GARAGE & WORKSHOP**
- **SCOPE FOR UPDATING**
- **A SHORT DRIVE FROM PERRANPORTH**
- **FREEHOLD**
- **CHAIN FREE**
- **COUNCIL TAX BAND - F**
- **EPC - F**

