



1 East Lynne Cottages, Blackwater, TR4 8EG
£250,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Double fronted end terrace house
- Village of Blackwater, 4 miles from the coast
- Three bedrooms, two bath/shower rooms
- Two reception rooms, kitchen
- Recently updated energy credentials
- Level sunny garden
- Single garage and parking
- Video tour available



A super opportunity available to cash buyers to purchase this double fronted three bedroom end terrace house. Located in the village of Blackwater near the north Cornish coast complete with single garage, parking and garden.



The Property

A double fronted end terrace house which was later extended and more recently updated to provide three bedroom, two bath/shower room, two reception room accommodation complete with single garage, parking and garden.

The ground floor comprises a front porch, two reception rooms each with a feature fireplace and a good sized fully fitted kitchen to the rear. On the first floor are three bedrooms, the master with an en-suite bathroom, and a separate second shower room as well. All is well presented and has been subject to recent updating including air source heat pump, solar panels and insulation all to improve the energy credentials of the property greatly.

Outside there is a good sized, level sunny garden located to the side of the house with a private rear patio seating area and front garden adding kerb appeal. The property further benefits from an integrated single garage with parking in front.

Available to cash buyers only due to a Mundic test 'B' assignment meaning the property is not considered suitable for mortgage purposes. This is a super opportunity to purchase a great home at an appropriately discounted price.



The Location

1 East Lynne Cottages is located in the centre of the village close to the old public weighbridge green and village store. Blackwater is lovely spot offering great convenience for commuting whilst only being 4 miles from the stunning north Cornish coastline. The village itself has amenities including a village shop with post office, primary school, village hall, Red Lion Inn and beauty salon. You are only 6 miles, a 15/20 minute drive, from the city of Truro and can jump on to the A30 in minutes to head East or West linking to the rest of the county. There are excellent transport links here with bus stops in the centre of the village heading in either direction on a regular basis. You are close to some of Cornwall's most stunning scenery here on the North Cornish coastline with the likes of Porthtowan, Chapel Porth & Trevaunance Cove beaches as well as the beautiful village of St Agnes all within a 10 minute drive.

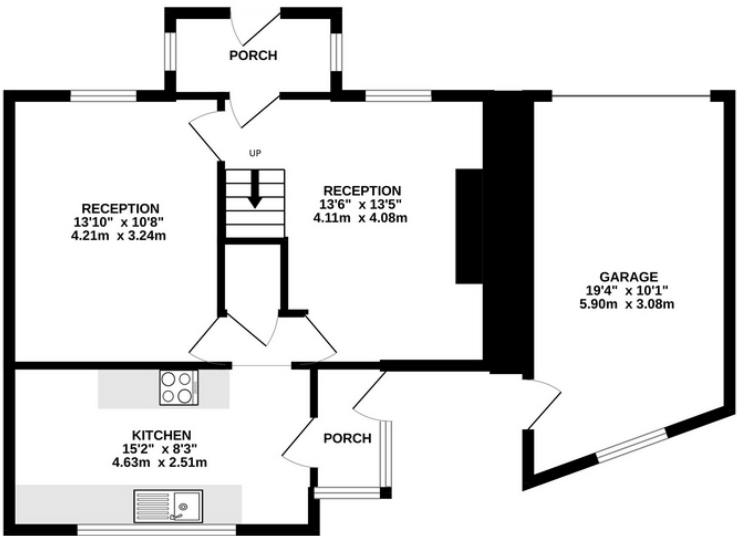
Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned schools are in abundance and there is a main line railway link to London (Paddington) within 5 hours. Draws such as the newly renovated Hall for Cornwall, historic Truro Cathedral and Royal Cornwall Museum are on one's doorstep with regular city events taking place throughout the year such as Truro Food Festival, City of Lights and famous Christmas markets.



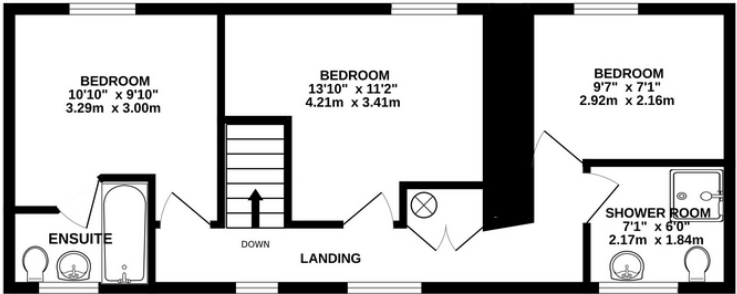


Floorplan

GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1155 sq.ft. (107.3 sq.m.) approx.

Whilst 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

Tenure: Freehold

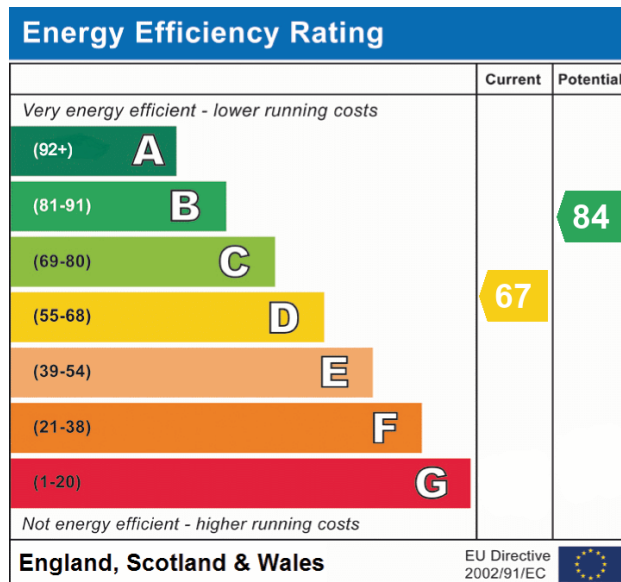
Council Authority: Cornwall

Council Tax Band: C

Services: Mains water, drainage and electric are all connected.

Mobile Signal: Likely (all networks)

Broadband: Superfast available. Max Download 71Mbps. Max Upload 18Mbps.



Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.

