



Swallows Roost



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Chacewater, Truro, TR4 8QJ

Truro City - 4 miles. Perranporth Beach - 8 miles. Falmouth - 12 miles.

An individually designed and beautifully presented home within a former chapel conversion close to Truro.

- Individual Character Property
- No Onward Chain
- Cloakroom. W.C
- Two Bedrooms (1 En-Suite)
- Freehold
- Former Chapel Conversion
- Open Plan Sitting/Dining/Kitchen
- Close To City
- Small Garden & Parking For Three Cars
- Council Tax Band A

Guide Price £325,000

SITUATION

Swallows Roost is situated in the hamlet of Greenbottom between the villages of Chacewater and Threemilestone.

The location offers ease of access to both the Cathedral City of Truro approximately 4 miles away, Royal Cornwall Hospital and Truro College.

The A30 is 2 miles away for travel to beaches at Perranporth, St Agnes and Porthtowan and the north and south of the county.

There is a mainline rail connection at Truro station with Newquay Airport further along the north coast providing a number of scheduled flights to both national and international destinations.

There are local facilities including a post office, shops, take away restaurants, public houses, hairdressers and butchers at Threemilestone and Chacewater.



DESCRIPTION

Swallows Roost is an atmospheric and beautifully presented home forming part of the original chapel building. The chapel was converted some years ago and Swallows Roost has been extensively and sympathetically improved over recent years.

This individually designed home has sash wood effect double glazed windows and a wealth of traditional features including high ceilings, stained glass and pine doors, recessed fireplace with wood burning stove, slate and exposed wood flooring.

Double solid wood doors with fan light at the front lead into the entrance hallway. The cloakroom has a low level WC and wall hung vanity sink.

The spacious open plan reception room has large windows to the front and side, fireplace with wood burner, dining space and free-standing kitchen with stainless worksurfaces, sink, integral oven and four ring electric hob. There is space for a fridge/freezer, dishwasher and washing machine.

The rear hall has a doorway to the side and exposed wood stairs leading to the first floor. There are two double bedrooms, one with en-suite shower facilities, and a beautifully appointed family bathroom featuring a bespoke mosaic tile feature wall, freestanding slipper bath, WC and pedestal wash hand basin.

OUTSIDE

At the front of the property are attractive railings and a gated entrance enclosing the small garden area leading to the impressive double entrance doors. A further gate at the side leads to the side entrance. The shared driveway to the side leads to a gravelled parking area allowing space for three vehicles.

SERVICES

Mains electric and water. Shared private drainage. Oil fired central heating. Ofcom predicted broadband services - Standard: Download 15 Mbps and Superfast: Download 80 Mbps.

Ofcom predicted mobile coverage for voice and data: EE, Three, O2 & Vodafone- Likely.

VIEWINGS

Strictly by prior appointment with Stags Truro office.

DIRECTIONS

From Truro head towards Threemilestone. At the roundabout take the first exit and follow the road around to the right through the traffic lights. Continue on this road and the property will be evident on the right hand side just after the Greenbottom sign.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		20
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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