



Crittol,
Silverwell, Truro

LODGE & THOMAS

ESTABLISHED 1892

Crittol,
Silverwell, Truro TR4 8JD

Guide Price - £760,000 Freehold

- Detached four bedroom house
- Approx 2.9 acres
- Double garage
- Paddocks
- Convenient location
- No onward chain

A detached four/five bedroom house together with almost 3 acres of land, offering the opportunity for 'the good life'. Situated in a very convenient location and yet enjoying total privacy and far-reaching views to the rear. Sold with no onward chain.

Crittol is a detached house, thought to have been built during the 1990's to replace a former cottage-dwelling on the site. It has been in the same family ownership since 1996 and though well maintained since, the property is now a little dated in its décor, allowing one to put their own stamp on the property to make it their own.

Although currently arranged as one family house, there is potential to split the accommodation to provide an annexe (subject to planning consent) within the single storey section of the property.

Currently the accommodation offers a wide hallway with cloaks cupboard and wc, a dual aspect living room with multi-fuel burner, large utility room, home office/bedroom five, kitchen/breakfast room open plan to a dining room and conservatory all to the ground floor with four double bedrooms - three with a range of fitted furniture - and a family bathroom to the first floor. All of the rooms enjoy views out over the gardens and at the rear, to the countryside beyond. Windows are double glazed.





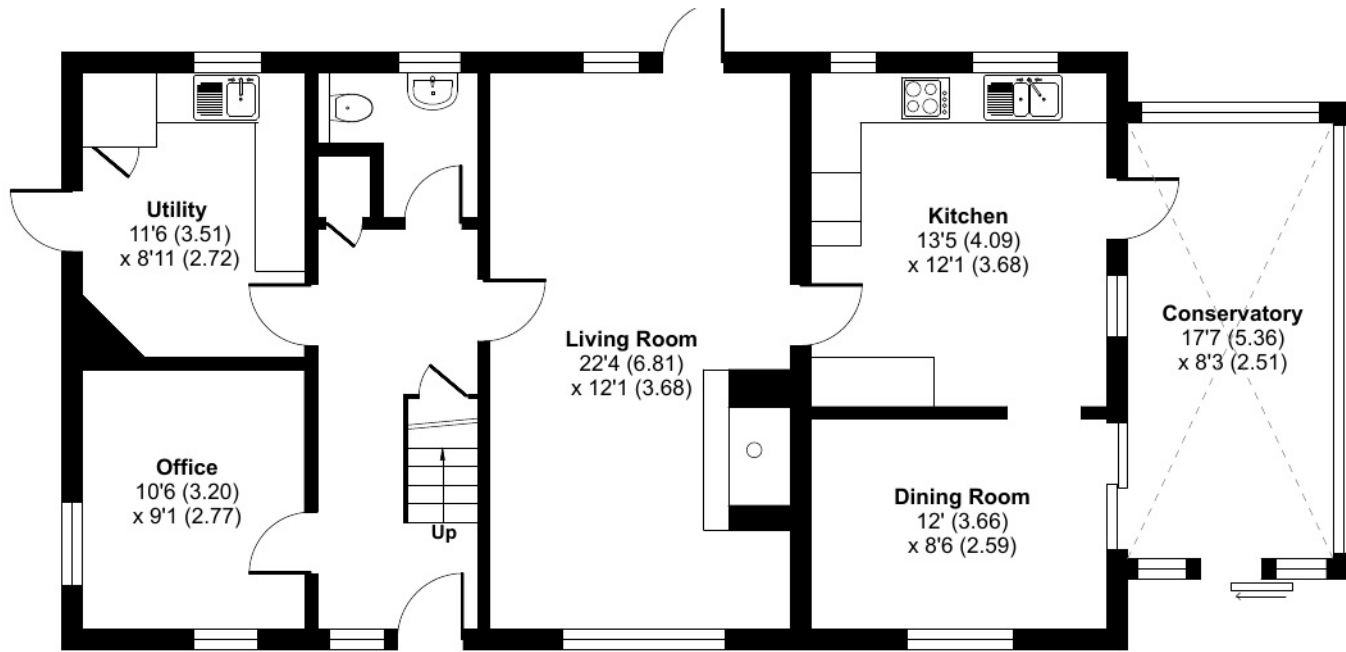
From the roadway is a wide entrance verge with two gateways, one leading to the gardens and another down the drive, which is flanked by Cornish stone hedging and which opens into a large parking and turning area in front of the double garage, which has electricity connected and two electric roller vehicular doors.

The gardens are arranged into three areas of paddock and all have been planted with tree-lined boundaries, which offer huge privacy and shelter. The furthestmost paddock has been largely rewilded with the exception of mown paths in and amongst the trees. From here a line of beech trees and stone walling separate this paddock from the orchard field, where there are a number of fruit trees and a large expanse of lawn, ideal for children to play. Within this area of garden is a greenhouse, mower shed, composting bays and particularly wonderful views out across the countryside beyond.

To the side of the house is a paved sitting area with bench covered by a pergola, and from here there are pathways to either side which eventually join and follow a crazy paved pathway underneath a further pergola where steps lead down to a circular seating area ideal for barbeques, and a woodland like garden together with a pond. From here there is a further expanse of lawn interspersed with trees and with trees again lining the boundaries to offer shelter and privacy. There is a raised paved sitting area immediately adjoining the living room and steps from here lead down to the lawns. There are external cold water taps and electric points.



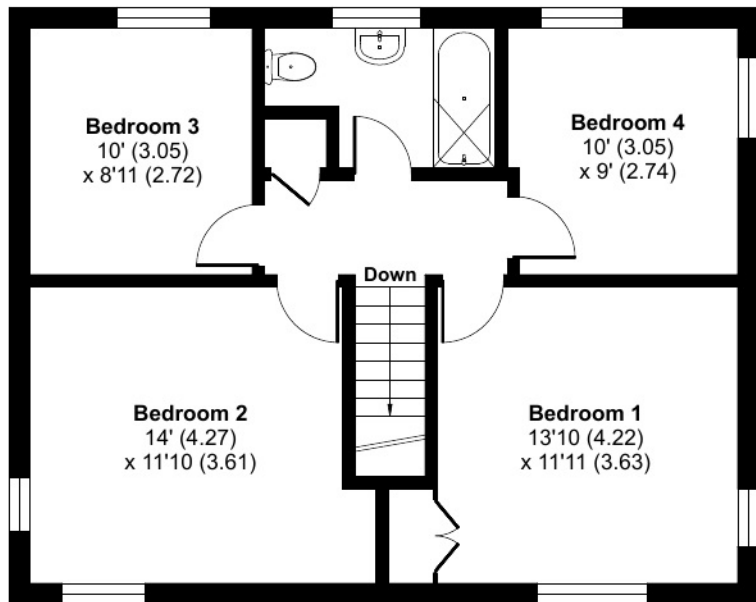




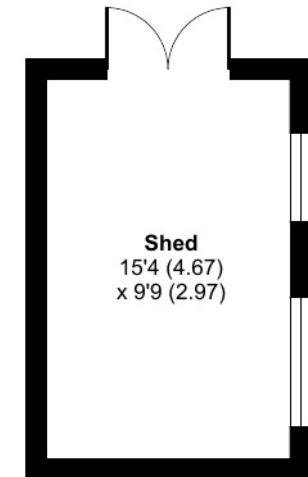
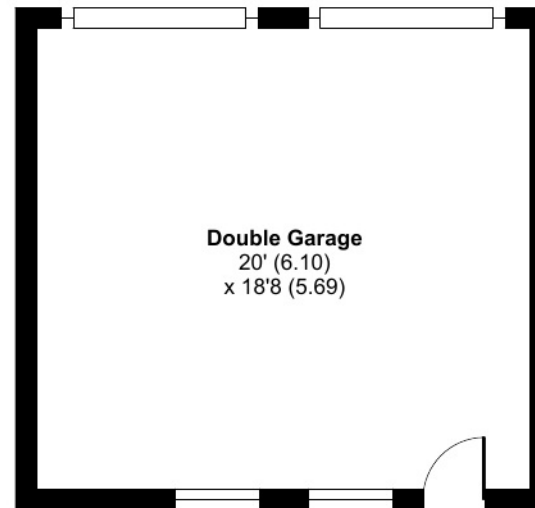
GROUND FLOOR

Approximate Area = 1741 sq ft / 161.7 sq m
 Garage = 373 sq ft / 34.6 sq m
 Outbuilding = 151 sq ft / 14 sq m
 Total = 2265 sq ft / 210.3 sq m

For identification only - Not to scale



FIRST FLOOR



OUTBUILDING

Location

Crittol is accessed via a long private driveway from the Perranporth road and is within easy reach of the A30 and Truro. The driveway's dense tree-lined boundaries offer privacy, shelter and an air of tranquility. The beaches of the north coast are within a short drive and everyday facilities are available in nearby Blackwater and St Agnes.

Services: Mains electricity. Private borehole water supply. Private drainage in the form of a septic tank with soak-away. Oil-fired central heating. Broadband and telephone, subject to BT connection. Functioning burglar alarm fitted. As agents, we have not tested these services and can therefore offer no guarantees.

Council Tax Band: E **EPC:** D59

Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

Particulars & Plan: Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Viewings: Viewings strictly by appointment with the sole selling agents Lodge & Thomas.

Directions: From Chiverton Cross roundabout, proceed along the A3075 towards Newquay and take the second turning on the left signposted Perranporth. Continue along this road for a short distance and the entrance to Crittol will be found on the left-hand side after passing the access lane marked with reflective bollards.

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