



Tanglewood Cottage  
Callestick, Truro

LODGE & THOMAS  
ESTABLISHED 1892

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## Tanglewood Cottage, Callestick, Truro TR4 9HF

### Guide Price - £485,000 Freehold

- Cottage for renovation / redevelopment
- Planning for replacement
- Proposed accommodation: 4 bedroom house with annexe & garage
- Approx. 1 acre of grounds

*Character cottage in need of renovation or redevelopment and with planning for its replacement with a four bedroom house together with double garaging and a self-contained annexe. All set in approximately 1 acre of gardens and grounds.*

### Location

The location is very convenient for accessing Truro, Treliske Hospital and the north Cornish coast and the nearest available amenities are at Shortlanesend (approximately 1½ miles distant) whilst further amenities are available in Perranporth and in Truro.

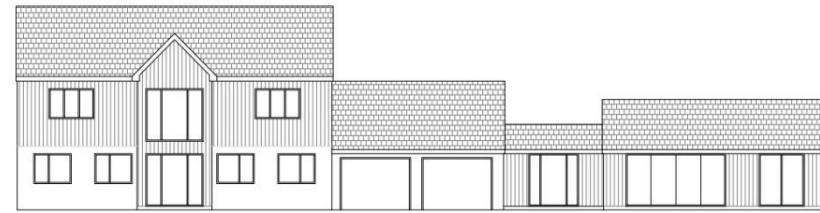
The entrance drive to the property is currently accessed from the A30, though works are underway to move this main road to the south. This will see the property accessed from a local B road, which will no doubt afford a much quieter position, though the property and much of the garden space is located away from the road.



## The Property

Tanglewood Cottage comprises a two bedroom detached cottage set at the bottom of a long, private driveway with gardens and grounds extending to approximately 0.95 of an acre. The cottage is now in need of total renovation, and planning permission (PA23/04131) was granted on the 27/09/2023 for its demolition and replacement with a four bedroom dwelling together with a self-contained one bedroom annexe and a double garage.

The gardens are mature and largely enclosed by dense, tree lined boundaries, offering a great deal of privacy, and a gently sloping paddock (of approximately ½ an acre) offers a fabulous space for children to play, for animals and/or a vegetable garden.



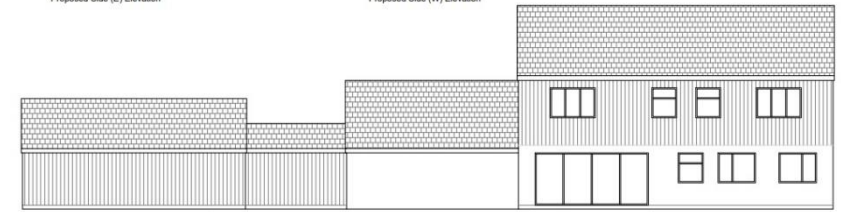
Proposed Front (e) Elevation



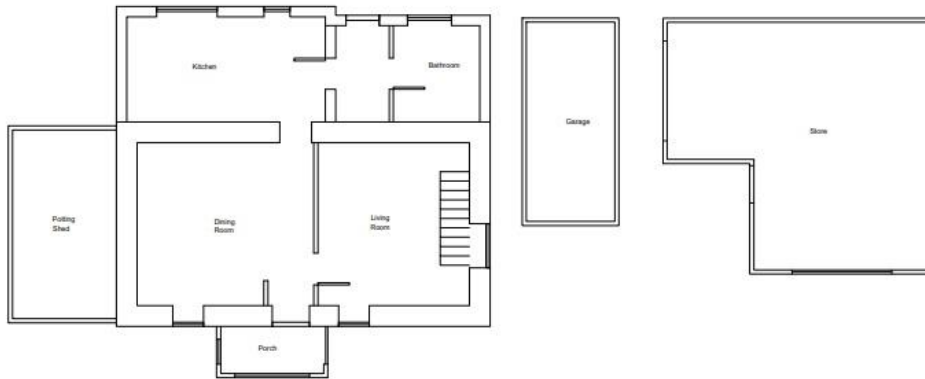
Proposed Side (E) Elevation



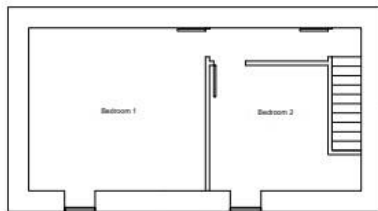
Proposed Side (W) Elevation



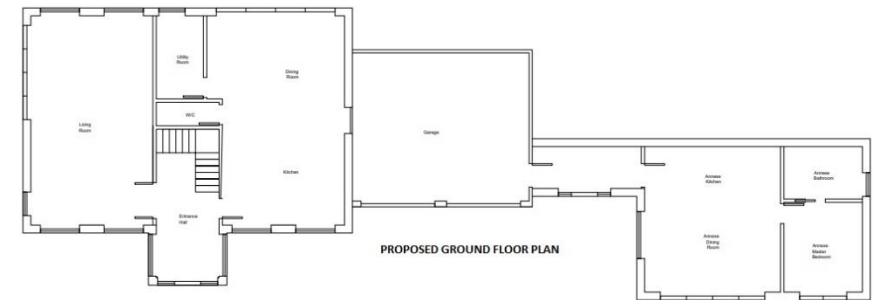
Proposed Rear (N) Elevation



Existing Ground Floor Plan



Existing First Floor Plan



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



## SERVICES

Mains electricity, private well water and private drainage. None of these services have been tested and therefore no guarantees can be given.

## CIL

Please note that the replacement of the existing dwelling as per the proposed plans would incur a CIL charge of £17,973.27.

**COUNCIL TAX BAND D    EPC F37**

## 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

Strictly by appointment with the sole selling agents Lodge & Thomas.

## DIRECTIONS

From Truro proceed in a northerly direction along the B3284 through Shortlanesend and Allet. Turn right on reaching the A30, heading in an easterly direction towards Carland Cross, and the entrance drive to Tanglewood Cottage will be found on the left hand side between the turnings to Callestick and to Ventongimps, identified by a Lodge & Thomas for sale board.

**what3words**///slack.nights.lollipop







**Not to scale. For indicative purposes only.**

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Estate Agents  
Valuers  
Auctioneers

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