



Glen View,
Silverwell, Blackwater, Truro

LODGE & THOMAS
ESTABLISHED 1892

Glen View,
Silverwell, Truro TR4 8JD

Guide Price - £595,000 Freehold

- Traditional 3 bedroom detached cottage
- Detached single storey barn with residential planning consent
- 2 further outbuildings
- 3.5 acres in four paddocks
- Quiet rural location

A traditional Cornish cottage and detached barn with planning consent, hidden away down a lane and set within 3.5 acres of land, ideal for equestrian or hobby use.



The Property

This detached cottage has been improved in recent years but now has scope for further adaptation, providing the ideal opportunity to create a unique character home.

The accommodation comprises a lounge approx. 20ft long with fireplace and stove, a generous kitchen, three good size bedrooms and a first floor bathroom.

Outside, the gardens are a blank canvas and are largely level, sheltered and with a pleasant sunny aspect.

The cottage faces south overlooking its own land, whilst on the other side of the drive there are three more fields with hedge boundaries.

There is a pole barn, needing repair, a block built calves house, ideal for conversion to perhaps stables, and a 14.5m x 6m block built shed with Conditional Planning Consent for conversion to a single dwelling (PA20/09161) granted on the 21/01/2021, with further permission dated 13/03/2024 (PA23/10104) discharging three of the conditions.



EPC F Council Tax Band D

Services

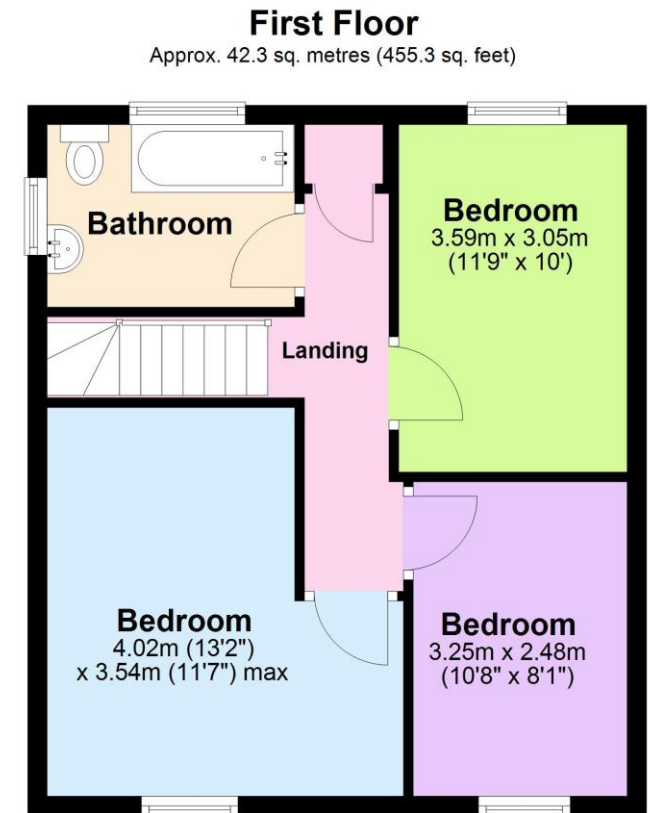
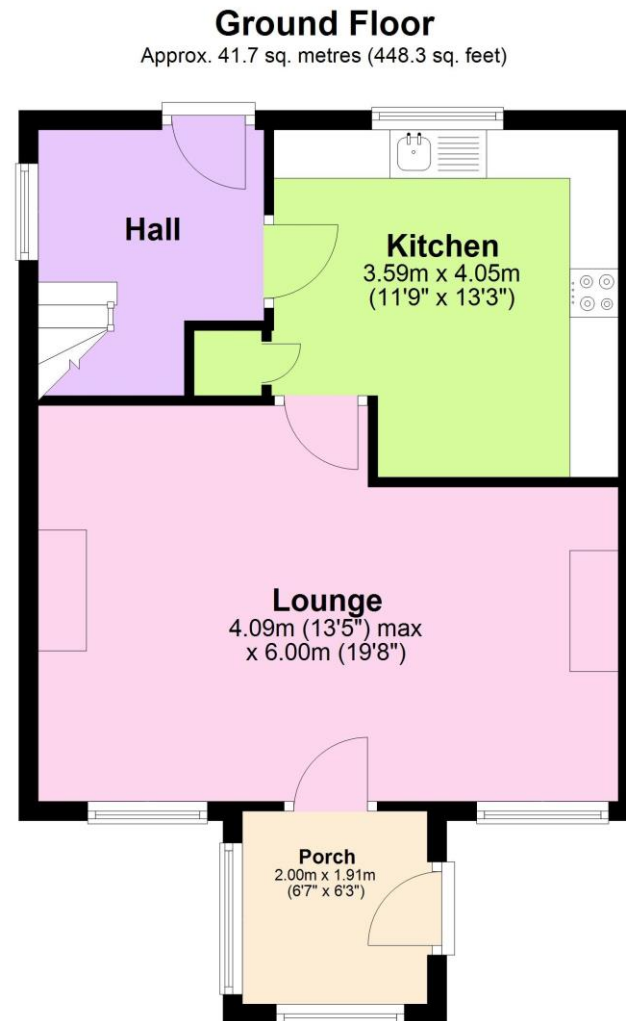
Mains electricity. Private water. Private drainage. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all 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.



Total area: approx. 84.0 sq. metres (903.7 sq. feet)

Location

The property is quietly situated away from the road along a public byway, in an extremely convenient location just 1 mile from the A30 Chiverton Interchange. The hugely popular holiday destination and sandy beach at Perranporth is within a 5 minute drive and the pretty coastal village of St Agnes is about a 10 minute drive away. The larger towns of Redruth and Camborne are within a 20 minute drive, whilst the Cathedral City of Truro, providing a range of schooling, shopping and commercial facilities and the Royal Cornwall Hospital, are easily commutable on a daily basis, being just 4 miles away.

Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722 email: property@lodgeandthomas.co.uk

Directions

From the Chiverton Interchange on the A30 take the A3075 road to Newquay and then the first left signposted Perranporth, B3284. After a short distance take the next left into an unmade lane and the property will be found along the byway on the right hand side identified by a for sale board.

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

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