



Cox Hill House, Cox Hill, Truro, TR4 8LY

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Agencies



An exceptional opportunity to acquire a substantial five bedroom property with an independent cottage, separate contemporary lodge and well equipped glamping site. Set within 2.5 acres of gardens and grounds, early viewing is highly recommended.

**Guide Price £925,000 Freehold**

## Key Features

- Sizable Versatile Rural Location Residence
- Set in 2.5 Acres of Gardens and Pastures
- Lucrative Holiday Letting Business
- Detached Holiday Cottage and Lodge
- Glamping Area with Kitchen and Shower Block
- Commercial Sized Garage/Workshop
- Foundations for Additional Holiday Letting
- Great Location within Easy Reach of Both North and South Cornwall Coast





# The Property

A Spacious 5-Bedroom Property with an Independent Cottage, Contemporary Lodge, and Glamping Site Set Within 2.5 Acres of Grounds

Cox Hill House is an impressive, south-facing five-bedroom residence that seamlessly blends character with practicality. Designed for both comfort and functionality, the property features a spacious lounge at its heart, providing a welcoming space for relaxation and entertainment. A charming conservatory offers a bright and airy retreat, perfect for enjoying picturesque countryside views throughout the seasons.

The well-equipped kitchen/breakfast room is both stylish and functional, offering ample workspace and storage—ideal for family living or entertaining guests. Upstairs, four generously sized double bedrooms, along with a further double bedroom or study on the ground floor, offer flexibility for a large family or those requiring additional guest accommodation. With its balance of character and modern conveniences, Cox Hill House forms the centrepiece of this

## The Cottage

Positioned separately from the main house, the detached two-bedroom cottage provides a cozy yet well-proportioned lounge/dining room, making it an ideal independent living space for extended family, guests, or rental opportunities. With its own entrance and private garden, the cottage offers both privacy and convenience, making it suitable for long-term rental, holiday letting, or private accommodation, adding significant versatility and value to the property.

## The Workshop

A valuable addition to Cox Hill House is the commercial-sized garage/workshop, offering a highly functional space for various uses. Whether for vehicle storage, a workspace for tradespeople, or additional facilities to support the holiday rental business, this substantial structure provides endless possibilities.

Additionally, pre-installed foundations for an extra holiday letting unit present an exciting opportunity for expansion, allowing new owners to further develop the site and increase its income-generating potential.







## The Lodge

Enhancing the estate's accommodation options, the contemporary two-bedroom lodge offers a modern, self-contained retreat. Featuring an open-plan layout, the bright and inviting living area seamlessly connects to a well-appointed kitchen and dining space. Large windows and thoughtfully designed interiors enhance the sense of space and light.

The lodge benefits from a private terrace and garden, providing an additional level of seclusion. Whether used as a luxury holiday let or stylish guest accommodation, the lodge perfectly complements the property's blend of traditional and contemporary living.

## Gardens and Grounds

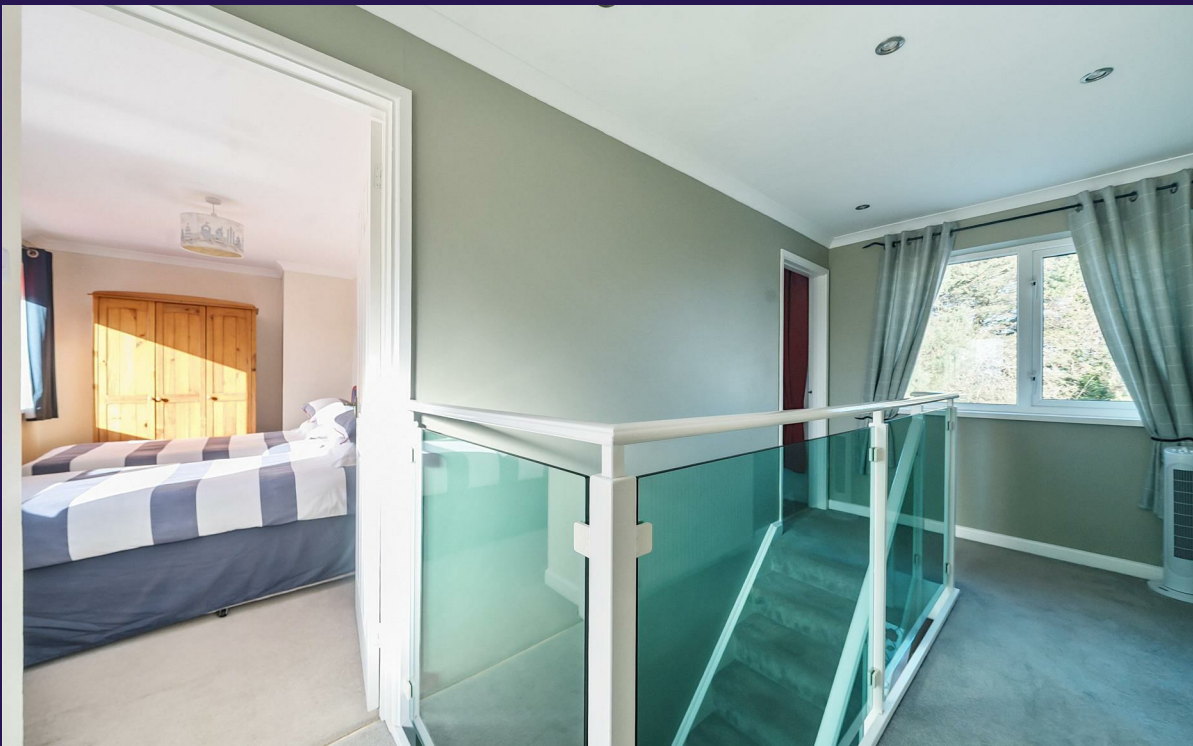
Set within 2.5 acres of beautifully maintained grounds, Cox Hill House boasts abundant outdoor space. A private entrance from Cox Hill leads to an extensive parking area, ensuring convenience for both residents and guests. The south-facing land extends predominantly to the rear, offering far-reaching views and incorporating well-kept lawns, mature trees, and designated garden areas for each residential unit, ensuring privacy and separation. The spacious paddock further enhances the appeal, providing opportunities for outdoor activities.

At the far end of the primary paddock, the dedicated glamping area blends naturally into the landscape, offering a peaceful and unique rural escape. A purpose-built WC and shower block ensures that this area is fully equipped for visitors, enhancing its appeal as a tranquil getaway.

With its expansive grounds, diverse accommodation options, and business potential, Cox Hill House presents an exceptional lifestyle opportunity, combining countryside charm with versatile living and income-generation possibilities.







## The Location

Cox Hill in Chacewater offers the perfect balance of rural tranquility and accessibility. Nestled in Cornwall's rolling countryside, the location provides a sense of seclusion while remaining within easy reach of essential amenities. The nearby village of Chacewater fosters a strong community spirit, offering local shops, a post office, and a welcoming village pub. For a broader range of shopping, dining, and cultural experiences, the vibrant city of Truro is just a short drive away.

With the A30 close by, travel across Cornwall is effortless, making this an ideal base for exploring the county's breathtaking coastline, charming villages, and renowned attractions. Redruth railway station is also within easy reach, providing mainline connections to Exeter, Bristol, and London. Families will appreciate the well-regarded local schools, including Chacewater Community Primary School and Richard Lander School in Truro.

Surrounded by open countryside, the area is rich in scenic walks, cycling routes, and outdoor pursuits, with nearby woodlands, rivers, and historic mining landscapes waiting to be explored. The stunning beaches of the north coast, including Porthtowan and St Agnes, are only a short drive away, offering golden sands, excellent surf, and breathtaking coastal walks. This sought-after location effortlessly combines rural charm with modern convenience and access to Cornwall's most beautiful landscapes.

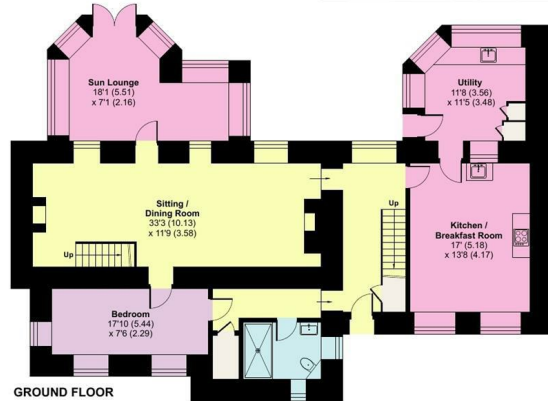
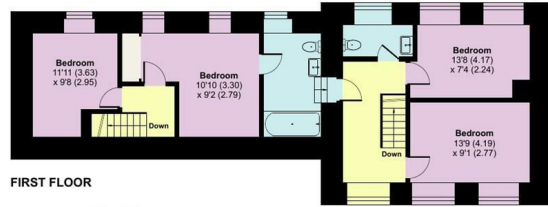




## Cox Hill House, Cox Hill, Chacewater, Truro, TR4 8LY

Approximate Area = 2304 sq ft / 214 sq m

For identification only - Not to scale



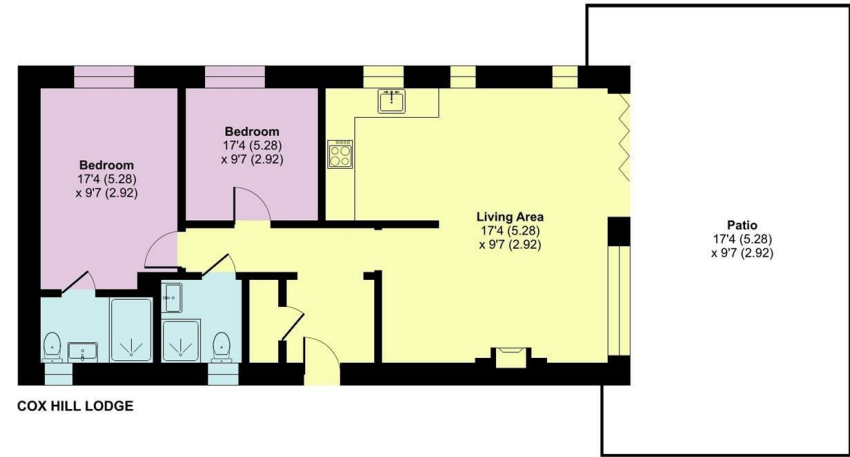
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## Cox Hill House, Cox Hill, Chacewater, Truro, TR4 8LY

Approximate Area = 719 sq ft / 66.8 sq m

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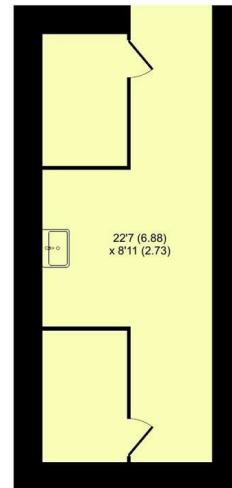
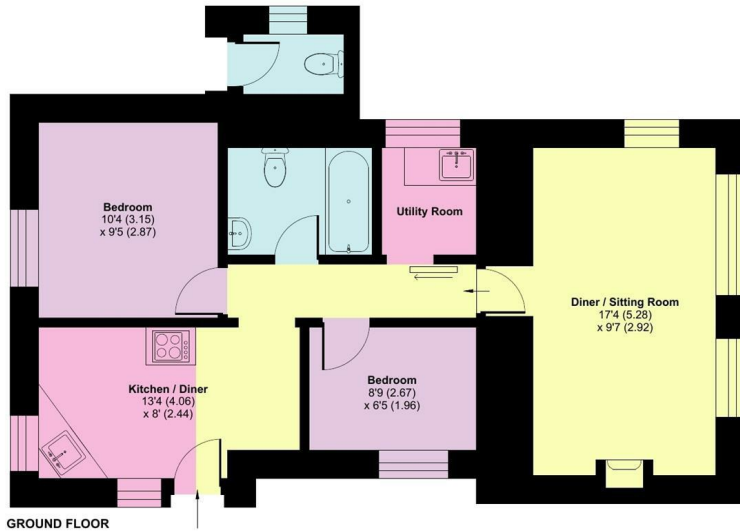
## Cox Hill House, Cox Hill, Chacewater, Truro, TR4 8LY

Approximate Area = 615 sq ft / 57.1 sq m

Outbuildings = 221 sq ft / 20.5 sq m

Total = 836 sq ft / 77.6 sq m

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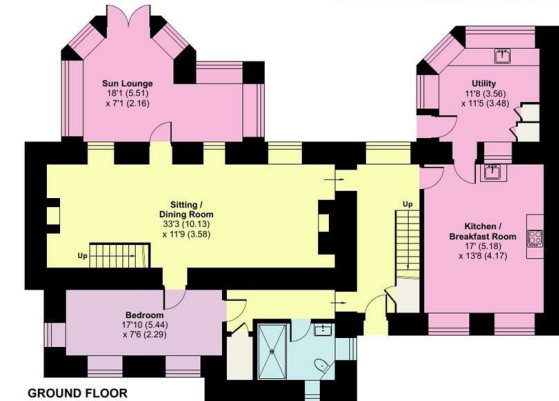
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