



Greenacre



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Trerulefoot, Saltash, Cornwall, PL12 5BL

St. Germans 2.5 miles - Liskeard 6.5 miles - Plymouth 13.1

An impressive detached country residence, set in approximately 10.2 acres, occupying a delightful rural, yet accessible location.

- Auction Guide: £450,000 - £500,000
- Requires Modernisation Throughout
- Approximately 10.2 Acres
- Off Road Parking
- Freehold
- Detached Country Residence
- 4 Bedrooms
- Substantial Gardens
- Garage & Outbuildings
- Council Tax Band: E

Auction Guide £450,000 - £500,000

## METHOD OF SALE

The property will be offered for sale by Online Auction (unless sold prior). The Auction end date is Wednesday 8th May 2024 at 6:00pm. The vendor reserves the right to withdraw or alter the property for sale prior to the Auction end date. The property can be accessed via our website [stags.co.uk](https://stags.co.uk) - Online Property & Land Auctions.

## SITUATION

The property is situated on the edge of the hamlet of Trerulefoot, equal distance from Liskeard and Saltash. The nearby village of Hessenford has a church and popular public house with the larger pretty village of St Germans approximately two miles away, offers a thriving community with an abundance of facilities which include a mainline railway station (Plymouth to London Paddington 3 hours), village shop, primary school, doctors' surgery, church, pub and a sailing club.

## DESCRIPTION

A rare opportunity to acquire a charming detached country residence surrounded by its own land. The property requires modernisation throughout and provides an exciting opportunity for those looking for a project and ultimately a spacious family home.

The accommodation comprises 4 bedrooms, 3 reception rooms (including the spacious entrance hall), kitchen/breakfast room, bathroom, WC, a range of outbuildings and in all approximately 10.2 acres.

## OUTSIDE

The property is approached by its own private sweeping drive, leading to an area of parking in front of the detached garage. The gardens extend to just over 1 acre and wrap around the property. The gardens are predominantly laid to lawn with an array of mature shrubs, trees, plants and several useful outbuildings, including a workshop, and 3 useful stores. There are 3 gently sloping fields which extend to just over 9 acres, one to the east, one to the north and one to the west of the property. In all the property extends to approximately 10.2 acres or thereabouts.



## AGENTS NOTE

Following a Dry Density Test for Mundic in the footings of the property, the results have come back as "Unclassified" and therefore the property is unlikely to be mortgageable in its current condition. A copy of the test result is available within the auction pack and purchasers must satisfy themselves on this point.

## SERVICES

Mains electricity and water. Oil fired central heating. Private drainage, please note as Stags are acting on behalf of a deceased estate the Executors are unable to confirm the type of system. Broadband available: Superfast and Standard ADSL. Mobile signal coverage: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services.

## VIEWINGS

Strictly by appointment with the vendor's appointed agents, Stags.

## DIRECTIONS

From Liskeard head south west along the A38 for approximately 6 miles, at the Trerulefoot roundabout take the 3rd exit. Continue along the lane for approx 170 yards and turn right at the junction, the property can then be found on your right, clearly identified by a Stags for sale board.

What3words location: ///rehearsal.crackles.dozen

## PROOF OF IDENTITY

Under the Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration.

## BUYERS & ADMINISTRATION FEES

The successful purchaser(s) will be liable to pay the sum of £5,000. From this a "buyer's fee" of £2,400 (Inc. VAT) is retained by Stags/Bamboo Auctions as a contribution towards the online platform costs, and £2,600 is payable towards the purchase price. An additional "administration" fee of £1,000+VAT will be payable by the successful purchaser immediately after the auction. This will be separately invoiced by Stags.

## DEPOSIT PAYMENT

The Seller and Buyer agree that the winning Bidder may transfer the remainder of the 10% deposit (less the amounts paid online) within 48 hours of the end of this online auction. Clauses 6.1, 6.2 and 7.1 of the Holding Deposit Agreement shall be read as amended to reflect this accordingly. The remainder of the 10% deposit payment is handled by the buyer's solicitors and must be in their client account 48 hours post exchange. It is essential that you instruct your solicitor in advance of the auction.'

## LEGAL PACK

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. Prospective purchasers will need to register with the Bamboo online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation and to consult legal advice prior to bidding.

## SOLICITOR ACTING

FAO: Michelle Davis - Thompson & Jackson Solicitors, Hyder House, 680 Budshead Road, Plymouth, PL6 5XR. Tel: 01752 665037.

## AUCTION END DATE AND TIME

The Auction end date is Wednesday 8th May 2024 at 6:00pm. The completion date will be as dictated by the solicitor and included in the legal pack.

## DEFINITION OF AUCTION AND RESERVE

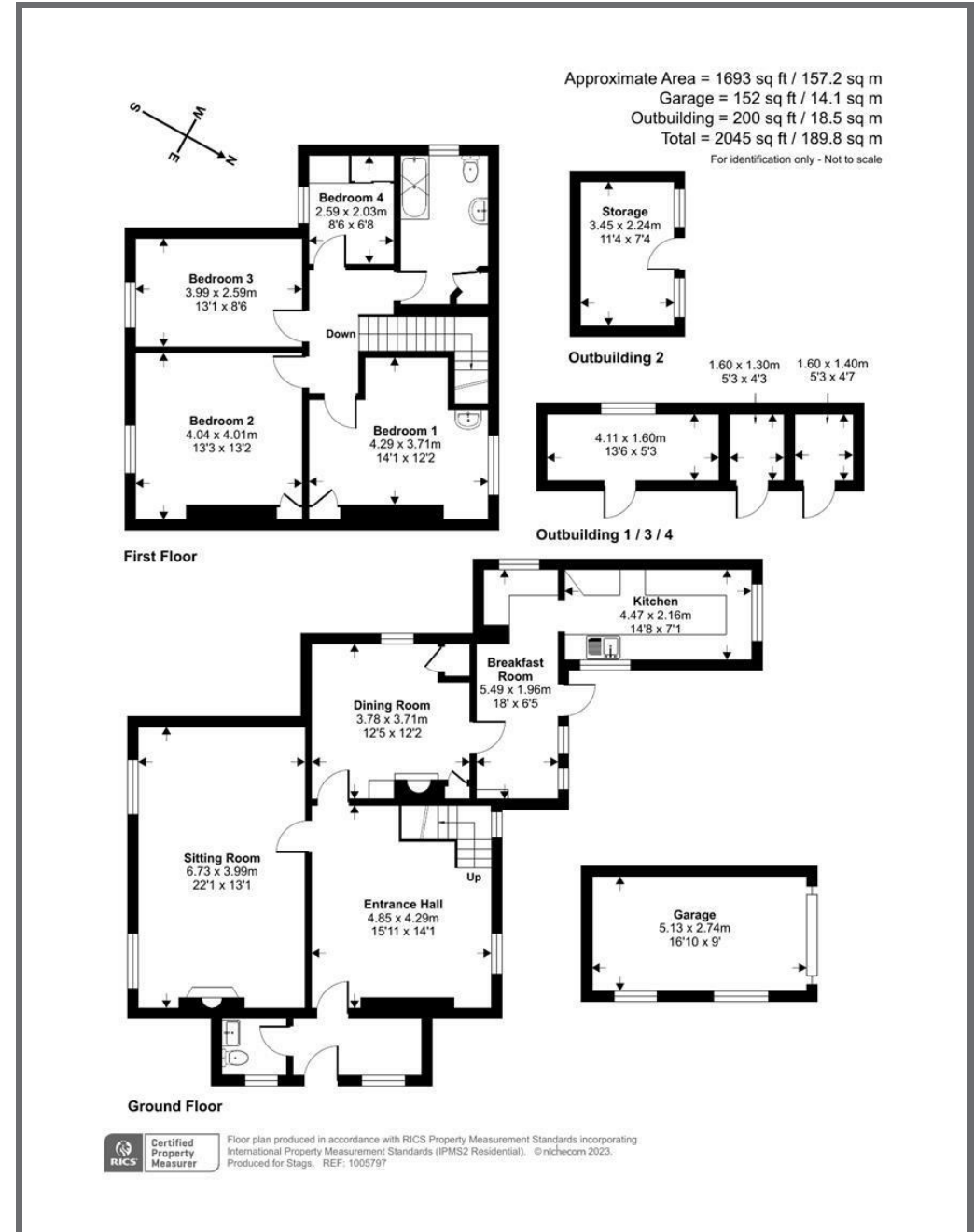
Guide price is an indication of the seller's expectation. Reserve Price is a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Guide prices may change at any time prior to the auction.

## SPECIAL CONDITIONS OF SALE

Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provision of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.



These particulars are a guide only and should not be relied upon for any purpose.



Kensey House, 18 Western Road, Launceston, PL15 7AS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		41	76

England & Wales EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2023. Produced for Stags. REF: 1005797