

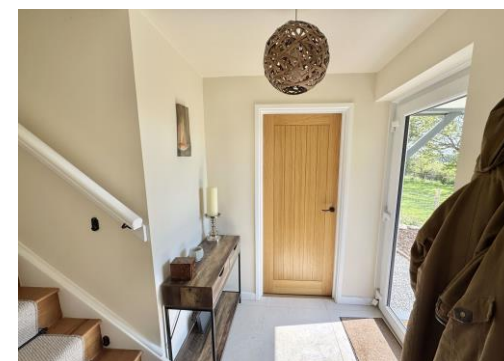
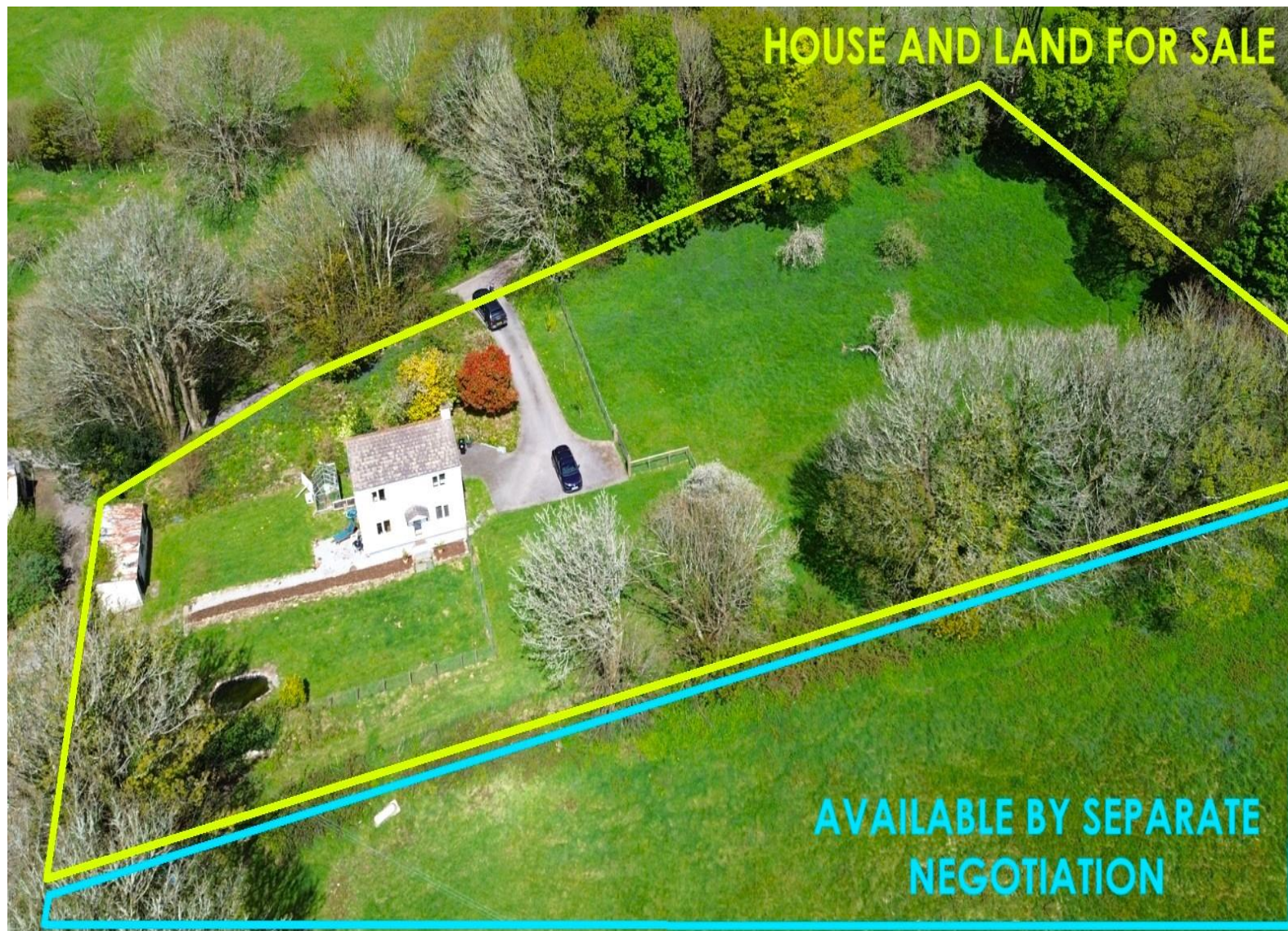


Chy Avallen, Truro
£575,000



CLIVEPEARCE

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£575,000

A substantial detached two double bedroom house located in an idyllic yet convenient setting with gardens of approximately an acre and the option to purchase a further paddock (thought to be approximately two acres) by separate negotiation. Beautiful rural views and sunny, gently sloping gardens facing southeast. The property will interest those wishing to keep animals and if bought with the additional land would be a delightful equestrian property.

Property Description

Why You'll Like It

This delightful two bedroom detached house is thought to date from 1984 and stands in an idyllic garden plot with paddock / orchard totaling; in the region of an acre (approximately). There is an adjacent paddock thought to be in the region of 2 acres which is also available for sale by separate negotiation. The land and garden are gently sloping and look across the valley facing southeast and towards Trehaddle. There is ample driveway parking and a carport attached to the rear of the property for covered parking. The front door opens to an entrance hallway with stairs to the first floor and inside the interior is very nicely updated with replacement interior doors, a refitted kitchen and modern bathroom. The living room is a generously proportioned triple aspect room with garden views and there is a chimney in place meaning that a wood burning stove could be installed if wanted in future. The kitchen / breakfast room has been refitted with a range of grey shaker style kitchen units and has integrated appliances including a double oven, integrated microwave, induction hob and chimney style extractor. There's also a dishwasher built-in and a very handy walk-in larder cupboard. Towards the rear of the property on the ground floor there is a cloakroom / WC, a utility room with space and plumbing for laundry appliances and a back door opening to the rear carport. Heading upstairs, the landing connects two double bedrooms and the family bathroom. The bedrooms are each dual aspect rooms with superb views and the bathroom has been beautifully refitted with a shower over the bath, wall hung basin and wall hung WC. Outside, the garden has a useful outbuilding which is in need of repair but offers a huge amount of potential and will interest those looking for a workshop, studio or potentially stables. There's a sloping access way to the paddock below (thought to be approximately two acres but not measured) which can be purchased by separate negotiation if wanted and the property combined with the paddock would make a superb equestrian home.

Where It Is

Cusgarne is a delightful rural hamlet with its own primary school and organic farm shop. Buses run from nearby Frogpool where you will also find The Cornish Arms pub. There are various amenities close by including the Bissoe cycle hire and cafe, garage and petrol station, hair salon and pasty shop. As well as the Primary school in Cusgarne, others are available at Perran-ar-worthal and Devoran. The towns of Truro, Redruth and Falmouth are within reach by car and the branch line station at Perranwell Station links Truro and Falmouth.

Services And Tenure

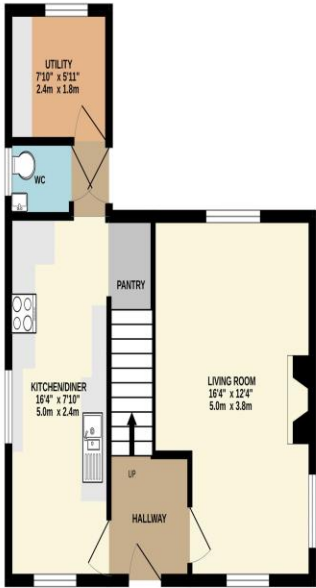
The property is freehold and has mains electricity, a private water supply and private drainage. Approximate age of the property 1984 Please note that the land has not been measured. Council tax band C

Important Information

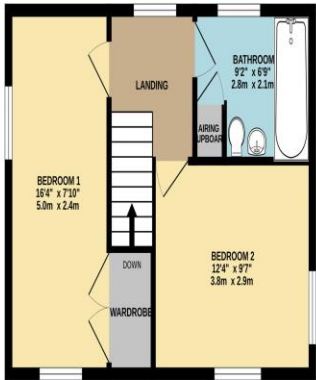
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GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 837 sq.ft. (77.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.