



WOODSIDE,  
CHACEWATER, TRURO,  
TR4 8LW

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



# WOODSIDE, CHACEWATER, TRURO, TR4 8LW

DETACHED PERIOD FARMHOUSE WITH HOLIDAY COTTAGE,  
STABLES AND THREE ACRES OF LAND

Situated in a very private setting and completely hidden yet in the centre of a popular village and within walking distance of excellent facilities. Close proximity of Truro the north coast and the A30 for quick commuting.

Four/Five bedrooms, sitting room, kitchen/dining room with Aga, utility, study, bathroom and cloakroom. Further reception room and wet room with potential to create a separate annexe.

Detached two bedroom cottage, currently a successful holiday let. Sitting room, kitchen, bathroom and cloakroom.

Excellent outbuildings including substantial detached garage. Two further garages and additional storage shed. Parking for many cars.

Two Paddocks and large mature gardens all enjoying privacy and a sunny aspect. Superb stables and tack room. Perfect for equestrian and hobby farming.

In all approximately three acres. Council Tax Band F. EPC - D

## GUIDE PRICE £1,150,000

### *Philip Martin*

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

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## GENERAL COMMENTS

The location of Woodside is very special and whilst being extremely private and completely hidden it is just off the centre of the village and within walking distance of excellent facilities and bus top. The property has been in the same family ownership for many years and the current owner's father was the village doctor and patients would visit Woodside - the right hand entrance door opened into the waiting room.

The property comprises the main dwelling, a separate detached cottage currently a successful holiday let, garaging for four cars, stables and approximately three acres of land. Woodside itself is a fine detached period house with attractive stone elevations offering spacious accommodation and pleasant views from the rear over the gardens and grounds. All of the rooms are of a very good proportion with high ceilings and large traditional sliding sash windows that afford plenty of natural light. There are four bedrooms plus an attic bedroom, large kitchen/dining room with Aga, spacious sitting room, study, cloakroom, utility and bathroom. There is a ground floor reception room, wet room and second entrance that could easily be reconfigured into a separate annexe if required. Large mature rear gardens enjoy a sunny aspect and are very private with lawns and many interesting shrubs, plants and trees. A front drive provides parking for many vehicles and there is a detached double garage.

A short distance away is a two bedroom detached cottage, currently rented out as a holiday let. The cottage is very well presented and includes two bedrooms, spacious sitting room, kitchen, bathroom and cloakroom. Outside is a small garden, parking, two garages and a store. It can also be used as a full time home or annexe - it does not have a holiday occupancy restriction. There is potential (subject to consent) to create private access from the main thoroughfare of the village by re opening a previous blocked up access if required.

The land is gently sloping and is divided into two useful sized paddocks within natural hedge boundaries. It extends to just over three acres and is ideal for hobby farming and equestrian enthusiasts. There is an excellent outbuilding divided into three stables and tack room. An internal viewing is essential.



## LOCATION

Chacewater is a sought after village which is located within five miles of Truro. It benefits from a village shop, public house, bakers, doctors' surgery and primary school. Chacewater has a great sense of community with many village organisations and activities which are held throughout the year. Further amenities can be found in Truro which is renowned for its excellent

shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral. The villages surrounding Chacewater owe their history to Cornwall's important and prosperous mining heritage and the fine Georgian houses in the area reflect this. Built for the engineers and

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industrialists who pioneered the industrial revolution and the mining of tin and other valuable commodities of the time.

In greater detail the accommodation comprises (all measurements are approximate):

#### ENTRANCE HALL

Stairs leading to first floor with storage below. High ceiling with ceiling cornice, radiator.

#### CLOAKROOM

High level w.c, wash hand basin.

#### STUDY

12'11" x 10'7" (3.96m x 3.25m)

A light twin aspect room with sliding ash window to front with window seat and shutters and half glazed door opening to rear garden. Feature fireplace with period pine surround and cast iron inset open fire. Radiator.

#### SITTING ROOM

23'11" x 14'4" (7.29m x 4.39m)

Three windows overlooking the front garden and driveway with window seats. Exposed beams. Open fireplace. Television point. Doors to hallway and lounge/bedroom five.

#### DINING ROOM

15'11" x 12'5" (4.87m x 3.80m)

Sliding sash window overlooking the side garden with shutters. Oil fired Aga. Terracotta tiled floor. Door to kitchen, scullery and treatment room (or possible fifth bedroom).

#### KITCHEN

12'8" x 5'9" (3.87m x 1.77m)

Window overlooking the rear garden. Base and eye level kitchen units, single stainless steel sink/drainer with double drainer,, terracotta tiled floor, exposed beams.

#### SCULLERY

18'3" 8'9" (5.57m 2.67m)

Twin aspect with windows overlooking the gardens and stable door opening to the patio. Trianco oil fired central heating boiler. Space and plumbing for washing machine. Belfast sink. Half glazed door to:

#### GARDEN STORE

18'3" x 6'8" (5.57m x 2.05m)

Glass roof.

#### SITTING ROOM OR BEDROOM FIVE

14'11" x 10'8" (4.57m x 3.27m)

Window to side garden, door to kitchen and sitting/dining room (currently boarded up). Radiator. Vanity sink unit. Door to

#### SECONDARY ENTRANCE HALL

Solid entrance door to front driveway. Door to:

#### SHOWER ROOM

Low level w.c, shower cubicle with fully tiled surround, vanity wash hand basin, storage cupboard. Window to side garden. Tiled floor.

#### FIRST FLOOR

Landing. Feature arched window overlooking the rear garden. Radiator.

#### BEDROOM ONE

15'3" x 14'9" (4.66m x 4.51m)

A light twin aspect room with two windows overlooking the front and one to rear enjoying garden views. Pedestal wash hand basin, shower cubicle with tiled surround and Mira electric shower over. Two radiators. Exposed beams.

## BEDROOM TWO

10'5" x 10'1" (3.18m x 3.08m)

Sliding sash window to front with window seat, radiator. Built in cupboard. Radiator.

## BEDROOM THREE

14'4" x 13'5" (4.39m x 4.11m)

Two windows to front, shower cubicle with tiled surround and Mira shower. Wash hand basin. Radiator.

## INNER LANDING

Storage cupboards. Stairs to fourth bedroom.

## BATHROOM

Low level w.c, pedestal wash hand basin, bath with fully tiled surround and Mira electric shower over, storage cupboard, radiator, window overlooking rear garden.

## BEDROOM FOUR

15'11" x 9'0" (4.87m x 2.75m)

Window overlooking rear garden, built in cupboards, radiator.

## DETACHED HOLIDAY COTTAGE/ANNEXE

"The Stables" is a spacious detached cottage, currently a successful holiday let but equally suitable for independent living for a friend/family member or as a full time let. It is well presented and completely private from the main dwelling. There is potential to create a second separate entrance from High Street (subject to consent). It has private parking and two garages.

## ENTRANCE HALL

## CLOAKROOM

Low level w.c, wash hand basin.

## LOUNGE

15'3" x 22'0" (4.65m x 6.71m)

A light twin aspect room with picture window to rear enjoying views over the paddock and two windows to front. Radiator.



## KITCHEN

16'0" x 6'8" (4.90m x 2.05m)

A good range of modern kitchen units Single sink/drain, integral double oven, space and plumbing for dishwasher. Window to side.

## BEDROOM ONE

12'0" x 9'2" (3.67m x 2.80m)

Window to side, radiator.

## FIRST FLOOR

Landing.

## BEDROOM TWO

10'5" x 9'2" (3.20m x 2.80m)

Window to side, radiator.

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## GARDENS AND GROUNDS

The property extends to just over three acres including the gardens and land. The large gardens are mainly at the rear of the house and enjoy a sunny south facing aspect. They are predominantly lawn enclosed within natural hedge tree lined boundaries that have been fenced for dogs. There are many interesting mature shrubs and plants providing interest and colour. In the top corner is a small stone enclosure thought to have been a piggery in the past and a pedestrian gate opens to the field and stables. A paved terrace accessed from the scullery enjoys the evening sun and provides sitting out space with views over the garden and countryside beyond. The garden adjoins the fields on two sides.

## LAND AND STABLES

The land is divided into two enclosed paddocks that are perfect for horses, hobby farming and energetic children. The current vendors have fenced the far field for sheep and this also works well for dogs. The fields are mature pasture, gently sloping and has a connecting gateway between them.

## STABLES

37'6" x 37'3" (11.43m x 11.35m)

A fine block built building divided into three stables plus a tack room.

## SERVICES

Mains water, electric and drainage are connected. Oil fired central heating.

## N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

## VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

## BATHROOM

Low level w.c, panel bath, pedestal wash hand basin. Window to side.

## OUTSIDE

Woodside is approached through impressive granite gateposts and a tarmac drive leads past a raised garden with attractive Cornish

stone walls up to the house where there is lots of parking and turning space. The drive continues past the house to the holiday let (The Stables).

## DETACHED DOUBLE GARAGE

20'0" x 19'9" (6.10m x 6.02m)

Open front, pedestrian side door, window to rear. Light and power.

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## DIRECTIONS

Proceeding through Chacewater towards Redruth the property can be found on the left hand side where a Philip Martin Board has been erected.

## DATA PROTECTION

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-101	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			
		63	16
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
92-101	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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