



MEADOWSIDE  
PENSTRAZE  
CHACEWATER, TRURO  
CORNWALL TR4 8PL

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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# MEADOWSIDE PENSTRAZE CHACEWATER TRURO CORNWALL TR4 8PL

DETACHED COTTAGE WITH 10 ACRES OF LAND,  
STABLES AND OUTBUILDINGS

A wonderful opportunity to purchase a small holding on  
the edge of Truro.

Available as a whole or in two lots.

A cherished home offered for sale for the first time in over  
50 years.

3 Stables, garage, workshop, gardens, piggery, Dutch barn  
and 5 level fields.

Cottage with huge potential to extend and develop. No  
onward chain.

GUIDE PRICE £750,000

*Philip Martin*

PHILIP MARTIN

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Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

### GENERAL COMMENTS

Meadowside offers a wonderful opportunity to purchase a 10 acre small holding conveniently positioned on the edge of Truro with easy access onto the A30.

The cottage has been a cherished home for many years however it is fair to say that it is now in need of some general updating and modernisation although there is huge potential to extend or redevelop the property.

The property is likely to appeal to an equestrian buyer with three good stables and one level 5 acre field with hedged boundaries, all of which can be seen directly from the kitchen. As well as four enclosed paddocks of 4.6 acres on to the east of the cottage on the other side of the road together with a Dutch Barn and a small stable/piggery.

To the front of the cottage lies an area of garden which has previously been used as a small caravan site and therefore offers a potential income.

Properties such as this are seldom in todays market and will undoubtedly be of interest to local and out of county buyers.

### AGENTS NOTE

The property is offered for sale as a whole or in two lots. Further details are available via the agents.

### PENSTRAZE

Penstraze is situated approximately four miles west of Truro. Everyday facilities are available in the nearby villages of Chacewater and Threemilestone which include a primary school, post office, general stores, public house, fish and chip shop, doctors surgery, church and chapel. Truro itself is renowned for its excellent shopping centre with a wide selection of banks, building societies, shops, public and private schools, many restaurants and of course the main line railway station to London (Paddington).



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

#### PORCH

2.65 x 2.47 (8'8" x 8'1")

#### KITCHEN/DINING ROOM

4.81 x 4.45 (15'9" x 14'7")

#### LOUNGE

3.55 x 4.16 (11'7" x 13'7")

#### STUDY/BED 3

3.39 x 2.44 (11'1" x 8'0")

#### INNER HALL

#### BATHROOM





#### CLOAKROOM

1.15 x 1.08 (3'9" x 3'6")

#### UTILITY

3.77 x 2.12 (12'4" x 6'11")

#### FIRST FLOOR

##### BEDROOM

3.39 x 3.38 (11'1" x 11'1")

##### BEDROOM 2

3.32 x 3.05 (10'10" x 10'0")

#### OUTSIDE

The property is approached via a gated driveway which provides access to the workshop and garage. There is a garden to the front of the cottage, previously used as a caravan site as well as side gardens which were previously fruit and vegetable gardens with a greenhouse. The level fields has gated access onto a rear lane and onto the main road.

#### GARAGE/TRACTOR SHED

5.63 x 5.06 (18'5" x 16'7")

#### STABLE

3.43 x 3.56 (11'3" x 11'8")

#### STABLE

4.93 x 3.61 (16'2" x 11'10" )

#### STABLE

4.09 x 3.61 (13'5" x 11'10")

#### WORKSHOP

6.26 x 3.47 (20'6" x 11'4")

#### LOT 2

4.6 acres of level land arranged in four enclosed paddocks with a useful range of outbuildings. Water connected.

#### DUTCH BARN

10.5 x 5.2 (34'5" x 17'0")

#### STABLE/PIGGERY

5.39 x 2.67 (17'8" x 8'9")

#### OVERAGE

In the event that planning permission is granted for the development of multiple dwellings on the land, the overage clause will stipulate a 20% uplift in the value over a timeframe of 50 years.

#### SERVICES

Mains electricity and water. Private drainage. The property also has the benefit of the solar panels. LPG gas for fire place in the study and 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.

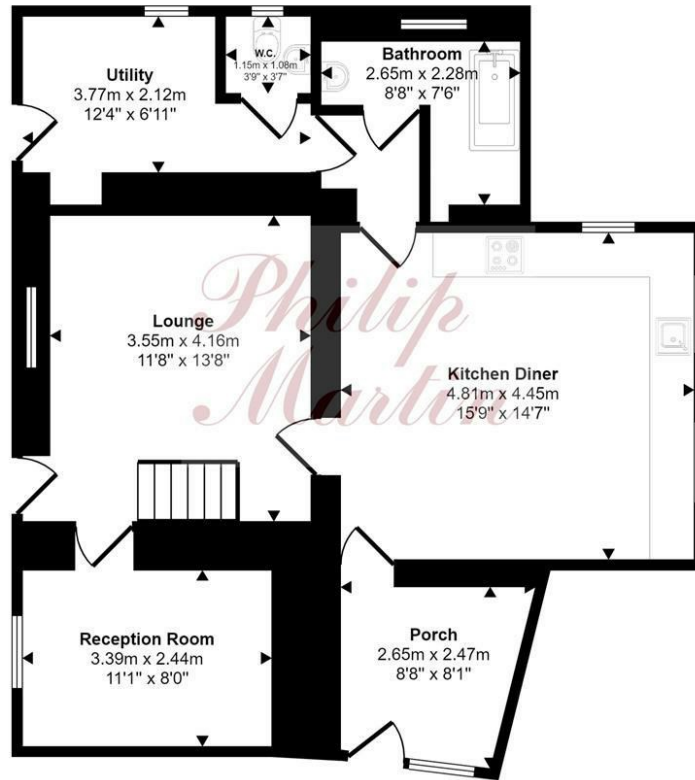
#### COUNCIL TAX

Band B.

#### DIRECTIONS

Proceed out of Truro in a westerly direction along the A390 and on the road between Threemilestone and Chiverton Cross roundabout the take the left hand turn signposted to Chacewater. The property will be found on the right hand side of the road identified by a Philip Martin For Sale board.



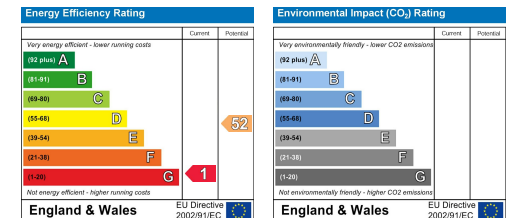


Ground Floor  
Approx 78 sq m / 836 sq ft



First Floor  
Approx 25 sq m / 270 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.











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