



ROSE COTTAGE,
GREENBOTTOM, TRURO,
TR4 8QJ

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin



ROSE COTTAGE, GREENBOTTOM TRURO TR4 8QJ

SEMI DETACHED CHARACTER COTTAGE

A charming and beautifully presented character cottage with period features and immaculately presented both inside and out.

Pleasant and enclosed south facing gardens.

A period cottage adapted with energy saving and generation measures.

2 bedrooms, sitting room and kitchen/breakfast room, both with wood burning stoves. Utility with pantry and first floor bathroom.

ASKING PRICE £289,950

Philip Martin

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

Truro: 01872 242244 **St Mawes:** 01326 270008

E: sales@philip-martin.co.uk

www.philip-martin.co.uk



The particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or for the Vendor whose agents they are, give notice that:

(a) Whilst every care has been taken in preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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.

THE PROPERTY

Rose Cottage is a beautifully presented semi detached character cottage which is situated in a pleasant south facing and semi rural position between Threemilestone and Chacewater on the edge of Truro. The property boasts an array of character features which include open beamed ceilings, wood burning stoves in both front rooms, slate and stone floors and exposed floorboards. The property has been adapted to incorporate energy saving and generation measures via solar panels resulting in lower running costs for the property and generating an income. These include solar water heating, solar electricity generation, wood burning stoves and high levels of insulation. Furthermore the property is in immaculate condition throughout and will suit a wide range of buyers as a full time home as well as those seeking a holiday home or rental property. Parking is available in the lay-by opposite the property.

The heating and hot water combine with solar and wood burning heating system and the solar water heating panels provide domestic hot water. This is supplemented by the immersion heater and a wood burner back boiler. The electricity generation system which was installed in September 2009 incorporates solar photovoltaic which produces electricity which automatically exports to the national grid and provides an income. Payments received from June 2023 - March 2024 were £772.50. The loft is comprehensively insulated with 500mm of warm cell 100 recycled newspaper insulation. The property also benefits a slate roof with gutters and fascias approximately 14 years old.

LOCATION

Greenbottom comprises a nucleus of houses and it is ideally situated for commuting into Truro city but also convenient for both Falmouth and Redruth. Threemilestone and Chacewater are the nearest villages and both have a good range of village facilities. Chacewater 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. The location offers easy access to the A30 via Scorrier and further amenities can be found in Truro. Threemilestone is a large community and offers a good range of facilities for day to day needs including primary and secondary schools, post office, doctors surgery, chemist, general stores, hairdressing, fish and chip shop and local pub. There is a regular bus service and a park and ride facility into the shopping centre of Truro.



TRURO

Truro 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.

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

KITCHEN/BREAKFAST ROOM

4.32 x 3.39 (14'2" x 11'1")

Stone tiled floor, feature wood burning multi fuel stove and a fitted range of base level units incorporating with granite worktop over. Built in electric cooker with oven and grill and four ring induction hob over. Space for fridge freezer and stairs rising to first floor with under stairs storage cupboard, open beamed ceilings, double glazed window to front with window seat beneath.



LOUNGE

3.45 x 3.41 (11'3" x 11'2")

With feature fireplace incorporating wood burning stove on a slate hearth, wooden mantle over and surround, open beamed ceilings, double glazed window, t.v. point, telephone point and broadband.

UTILITY

3.91 x 1.81 (12'9" x 5'11")

Tiled floor, radiator, base level units with two cupboards, worktop over with stainless steel double sink and drainer. Space and plumbing for washing machine, dishwasher and freezer. Eye level shelving unit, window and door to rear.

PANTRY/STORE

1.95 x 1.24 (6'4" x 4'0")

Shelving, space for chest freezer and cupboard. Housing the elements that support the heating, hot water, electricity generation features. These include the large thermal store, solar and central heating controls and the photo voltaic inverter.

FIRST FLOOR

BEDROOM 1

3.52 x 3.45 (11'6" x 11'3")

Stripped open floor boards, radiator, canopied ceilings and double glazed window to front aspect.

BEDROOM 2

3.28 x 1.64 (10'9" x 5'4")

Double glazed window to front, radiator, canopied ceilings and built-in wardrobe, shelving in recess.

BATHROOM

2.46 x 1.67 (8'0" x 5'5")

A recently replaced suite comprising walk in shower, vanity wash hand basin, with storage beneath, low level w.c., double glazed window to side, radiator and small access to loft space.

OUTSIDE

The property is approached via a pedestrian gate and leading onto a path to the front door. The lawns are superb with stocked flower beds on all sides. Further to the rear is a patio for sitting out and a garden shed

with further stores. To the rear there is a small general store, measuring approx 12'7" x 6'. The rear of the property backs onto open farmland whilst the front of the property faces approximately south, therefore providing a warm sunny aspect.

SERVICES

Mains water and electric is connected. Private drainage via a shared septic tank with the neighbouring property.

TENURE

Freehold.

COUNCIL TAX

Band B.

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. Fax: 01872 264007 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

Proceeding from Truro on the A390 past the hospital and then the college and continue towards Threemilestone. At the next roundabout take the first exit towards Threemilestone and then on the mini roundabout take the second exit and continue along this road towards Chacewater. Greenbottom can be found approximately half a mile from Threemilestone and the property can be identified on the right hand side where a Philip Martin for sale board has been erected for identification purposes.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

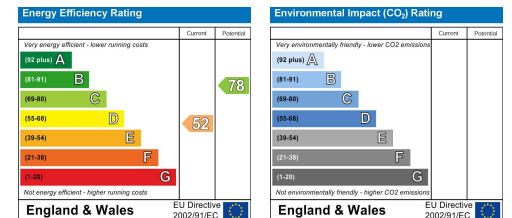
Approx Gross Internal Area
69 sq m / 741 sq ft



Ground Floor
Approx 42 sq m / 454 sq ft

First Floor
Approx 27 sq m / 287 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.





Philip Martin



Philip Martin



Philip Martin



PHILIP MARTIN

Truro 01872 242244 St Mawes 01326 270008 www.philip-martin.co.uk

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin