



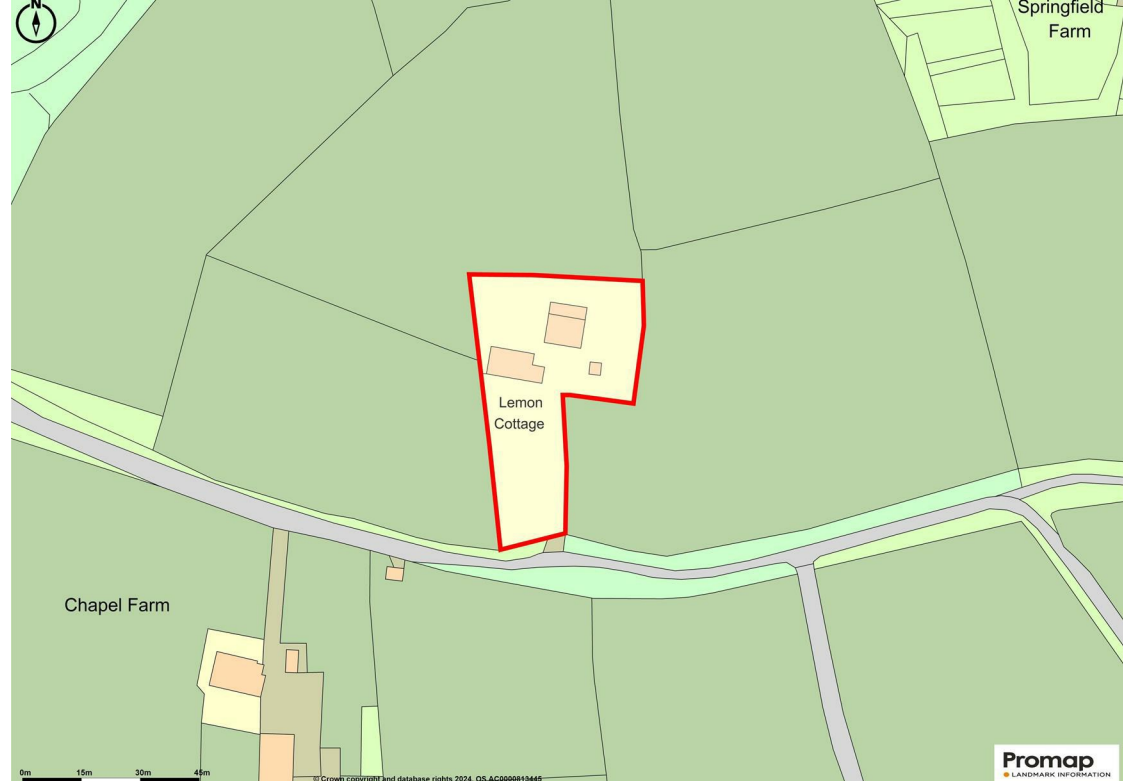
LEMON COTTAGE

BALDHU, TRURO,
TR3 6ED

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin



LEMON COTTAGE

BALDHU TRURO

TR3 6ED

COTTAGE, LARGE DETACHED GARAGE &
WORKSHOP, DELIGHTFUL HALF ACRE PLOT &
SURROUNDED BY COUNTRYSIDE

Situated in a glorious position in central Cornwall and
tucked away in a quiet setting along a minor country lane.

An established garden and a private plot measuring just
under half an acre with ample parking.

A large two storey detached garage and workshop
offering huge potential.

Sold with no chain and vacant possession.

GUIDE PRICE £395,000

Philip Martin

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

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

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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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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.

GENERAL COMMENTS

Lemon Cottage offers a wonderful opportunity. Situated in a quiet and rural location along a minor country lane and surrounded by open countryside, this is the epitome of privacy and seclusion. A five bar gate opens to a driveway which leads to the detached cottage as well as the two storey detached workshop and garage. In all the plot measures approx half an acre with mature and established gardens.

LOCATION

The hamlets of Baldhu and Hugus lie midway between Carnon Downs, Chacewater and Threemilestone, 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.

The village of Carnon Downs is well served by local amenities including post office, Spar general store, doctors surgery/pharmacy, dental practice, garden centre, village hall and regular bus connections to Truro and Falmouth. On the edge of the village there is a golf course and the village is also well placed for access to the creek and sailing facilities on the Fal Estuary.

Threemilestone is a large village situated approximately three miles west of Truro on the A390 and offers a good range of everyday facilities including primary and secondary schools, post office, general store, hairdresser, fish and chip shop, public house, Chinese take away and a church.



COVENANTS

1. Not to use the house being part of the property other than as a single dwelling and any ancillary annex.
2. Not to cause a nuisance or annoyance to the transferor or the owners or occupiers from time to time of the retained land.
3. Not to use the Property for any trade or business save this

shall not prevent the Property being used for letting purposes or use of a home office on the property.

4. Not to object to the use or proposed use of the Retained Land by the Transferor, or any successor in title or any tenant from him/her, for the following purposes agricultural, equine, horticultural or forestry.

5. The seller will reserve the mineral rights under the property [surface mineral working excluded]



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

THE COTTAGE

PORCH/CONSERVATORY

2.63 x 2.16 (8'7" x 7'1")

LOUNGE

3.72 x 3.29 (12'2" x 10'9")

REAR HALL

Door to rear.

KITCHEN

4.12 x 2.19 (13'6" x 7'2")

DINING ROOM

4.11 x 2.81 (13'5" x 9'2")

BATHROOM

2.29 x 2.02 (7'6" x 6'7")

FIRST FLOOR

BEDROOM 1

3.13 x 2.86 (10'3" x 9'4")

EN-SUITE

BEDROOM 2

3.89 x 2.84 (12'9" x 9'3")

OUTSIDE

Approached via a driveway with parking for several cars and tree lined. There is access to both the cottage and the two storey garage/workshop.

WOODSTORE

3.47 x 2.92 (11'4" x 9'6")

DETACHED WORKSHOP

GARAGE

5.66 x 4.58 (18'6" x 15'0")

ENTRANCE HALL

OFFICE

4.11 x 3.63 (13'5" x 11'10")

W.C.

FIRST FLOOR

WORKROOM 1

6.15 x 5.70 (20'2" x 18'8")

WORKROOM 2

3.65 x 2.63 (11'11" x 8'7")

WORKSHOP

8.10 x 3.55 (26'6" x 11'7")

OUTHOUSE

With power, water and w.c.

SERVICES

Oil fired central heating. Mains water and electric. Private drainage.

N.B

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

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.

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

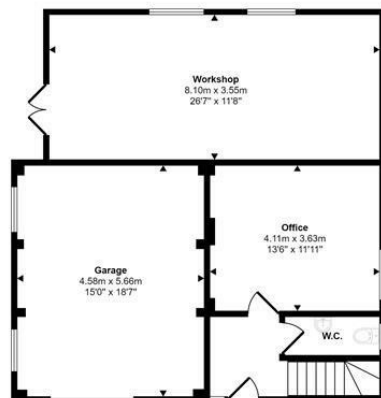
Band D.

TENURE

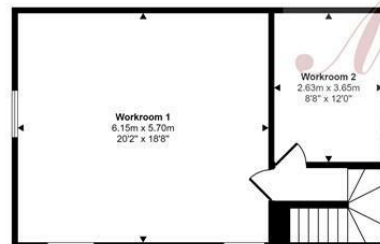
FREEHOLD.

DIRECTIONS

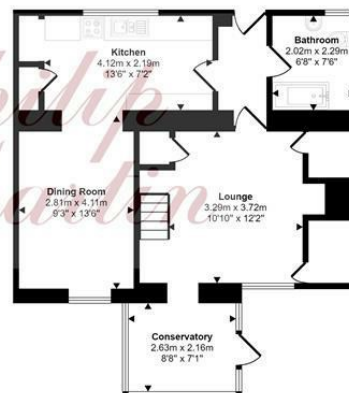
The lane which leads to Lemon Cottage can be found opposite the Baldhu Christian chapel above Wheal Jane. Proceed down the lane and the cottage can be found on the left hand side.



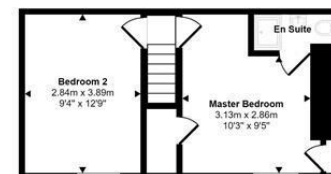
Annex Ground Floor
Approx 80 sq m / 863 sq ft



Annex First Floor
Approx 51 sq m / 545 sq ft



Ground Floor
Approx 61 sq m / 659 sq ft



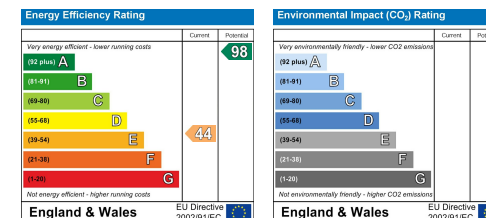
First Floor
Approx 30 sq m / 321 sq ft



Storage Room
Approx 10 sq m / 109 sq ft

Approx Gross Internal Area
232 sq m / 2497 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

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