



# HUNTERS LODGE & 5 ACRE FIELD

TRESKERBY, REDRUTH

TR16 5AG

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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# HUNTERS LODGE & 5 ACRE FIELD

TRESKERBY REDRUTH  
TR16 5AG

FIVE ACRE SMALL HOLDING

A detached property with adjoining 5 acre field.

A loved home for many years but now in need of modernisation and general TLC.

4 bedroom accommodation with parking, garage and swimming pool.

GUIDE PRICE £595,000

*Philip Martin*

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

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

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## GENERAL COMMENTS

This is a lovely opportunity to purchase a detached home with a 5 acre field in a sought after semi rural location. Situated on the outskirts of Scorrier with convenient access to the A30, this four-bedroom detached home offers privacy and accessibility.

The property features a hallway, a large and light lounge overlooking the front gardens and swimming pool, a dual-aspect kitchen/breakfast room, a utility room and a ground-floor bedroom and bathroom. Upstairs there are three bedrooms with countryside views and a shower room. Outside, the home has well-maintained gardens, parking, a garage, and a 5-acre field. The property is now in need of general updating and modernisation throughout.

The property will be of interest to anyone looking for an equestrian home or ideal for small scale hobby farming, the opportunity to live 'the good life'. There are several footpaths and bridleways closeby, perfect for dog walking and hacking with a horse.

Hunters Lodge is offered with no onward chain and vacant possession.

## LOCATION

Hunters Lodge can be found at the end of a quiet country lane with only a handful of neighbours, the location of Treskerby is delightful. The well known Scorrier House and Estate lies a short distance to the east of Treskerby which itself is approximately two miles from Redruth which has an excellent range of facilities which include supermarkets, pubs, schools, leisure facilities and main line railway station.

Both Truro and Falmouth are approximately nine miles from Treskerby and both offer shopping and leisure facilities.

## 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):



## ENTRANCE HALL

With stairs to first floor.

## LOUNGE

5.98 x 6.02 (19'7" x 19'9")

A large and light room with windows over looking the front garden.

## KITCHEN/DINING ROOM

5.98 x 3.28 (19'7" x 10'9")

A dual aspect room with huge potential.

## UTILITY

2.81 x 2.87 (9'2" x 9'4" )

With space and plumbing for washing machine, tumble dryer etc.

## GARDEN ROOM

2.46 x 2.33 (8'0" x 7'7" )

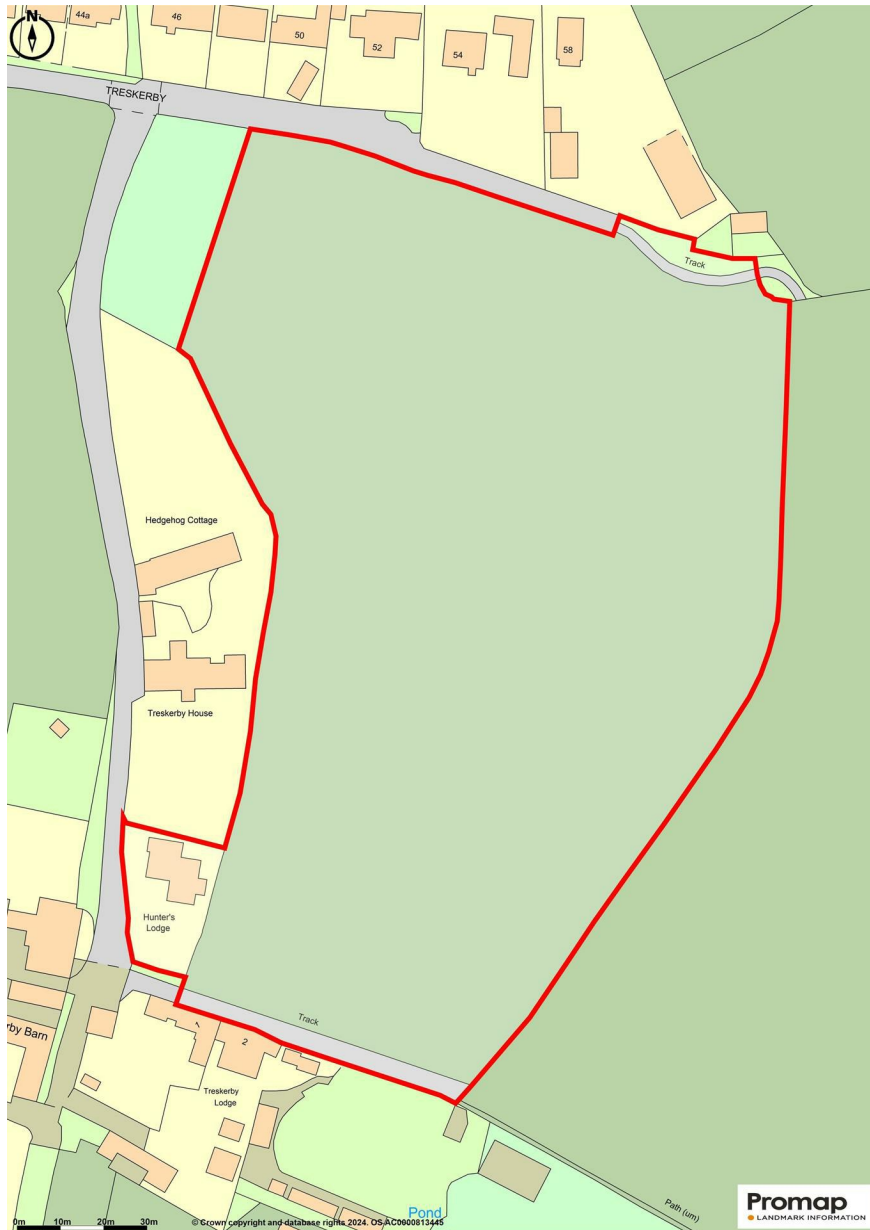
To the rear of the garage with door to the garage.

## BATHROOM

2.5 x 2.35 (8'2" x 7'8")

Suite comprising bath, w.c. and basin.

*Philip Martin*



#### BEDROOM

3.78 x 2.68 (12'4" x 8'9")  
Window overlooking the field to the east.

#### GARAGE

5.52 x 2.53 (18'1" x 8'3")  
Up and over door, light and power connected.

#### FIRST FLOOR

Landing space with picture window looking over the front with views beyond.

#### MASTER BEDROOM

5.27 x 2.84 (17'3" x 9'3")  
Window to front and ample eave storage.

#### BEDROOM

3.36 x 2.84 (11'0" x 9'3")

#### BEDROOM

2.94 x 2.74 (9'7" x 8'11")

#### SHOWER ROOM

1.95 x 2.38 (6'4" x 7'9")  
With shower, w.c. and basin.

#### OUTSIDE

The property is approached via a driveway with parking for 2 cars and access to the garage. A gate opens to the terrace which enjoys views over the front gardens and swimming pool. There is access to the side and rear of the property but the gardens mainly lie to the front of the dwelling.

#### FIELD

The field measures just over 5 acres and is mainly level with a gentle slope dropping down to the southern boundary. A footpath runs along this boundary hedge and is already wire fenced.

#### SERVICES

Mains water and electricity. Oil fired central heating. Private drainage by way of a septic tank.

#### 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 D.

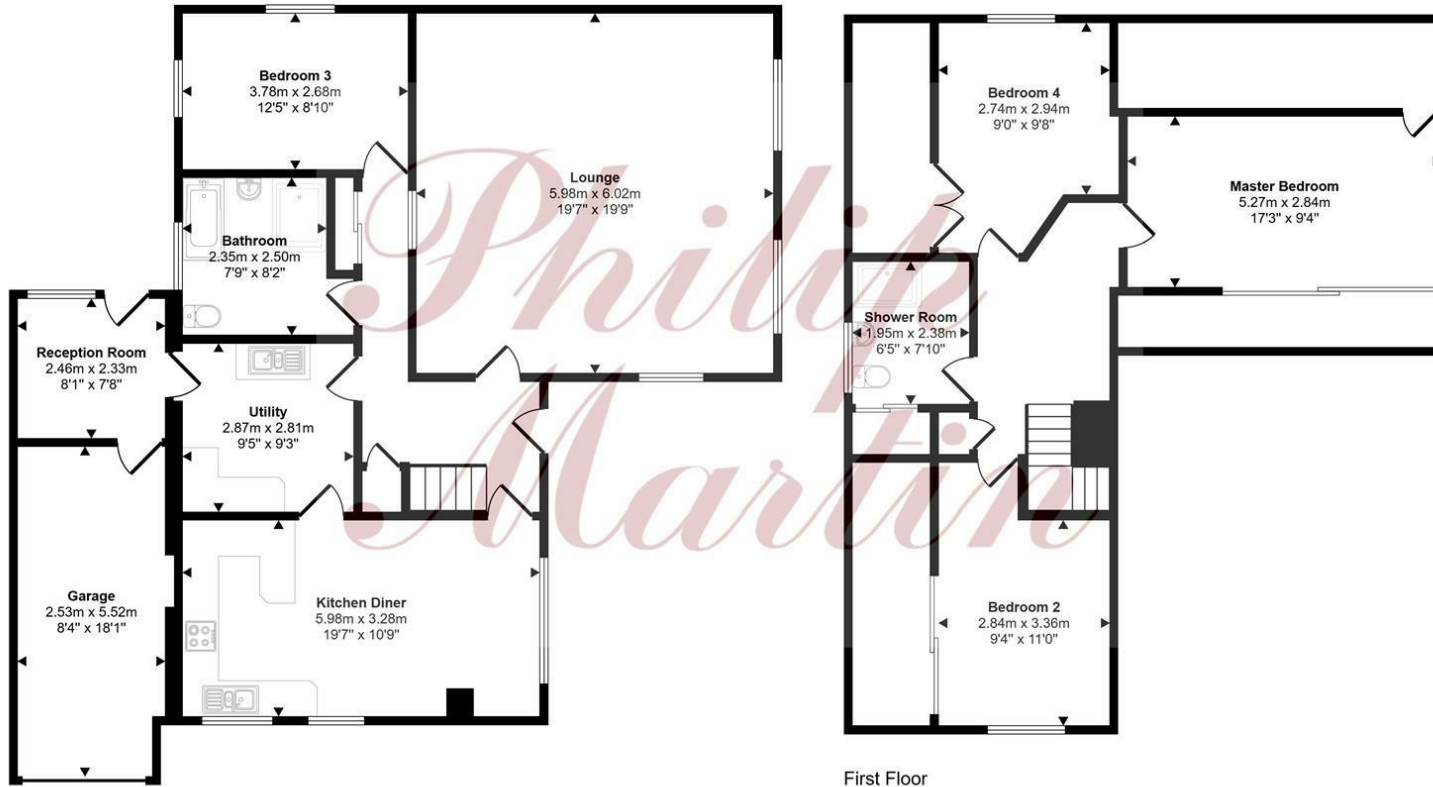
#### TENURE

Freehold.

#### DIRECTIONS

Proceeding on the A30 from east to west towards Penzance take the first exit towards Redruth after the Chiverton Cross junction. At the first roundabout take the second exit towards Redruth and shortly afterwards turn left opposite the Cornish Oven into Treskerby. Proceed through the woodland and take the left which almost doubles back on itself and take the first right towards Treskerby. Hunters Lodge can be found a short distance down this road on the left hand side.

Approx Gross Internal Area  
197 sq m / 2119 sq ft



Ground Floor  
Approx 117 sq m / 1257 sq ft

First Floor  
Approx 80 sq m / 862 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	92-100 (A)		
	81-91 (B)		
	69-80 (C)		
	55-68 (D)		
	39-54 (E)		
	21-38 (F)		
Not energy efficient - higher running costs	1-20 (G)		
		54	76
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	92-100 (A)		
	81-91 (B)		
	69-80 (C)		
	55-68 (D)		
	39-54 (E)		
	21-38 (F)		
Not environmentally friendly - higher CO <sub>2</sub> emissions	1-20 (G)		
England & Wales	EU Directive 2002/91/EC		





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