



HIGHLANDS, EAST HILL
BLACKWATER, TRURO,
TR4 8HW

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



HIGHLANDS, EAST HILL BLACKWATER, TRURO, TR4 8HW

DETACHED GRADE II LISTED PERIOD FARMHOUSE WITH
OUTBUILDINGS AND OVER FIVE ACRES OF LAND

Situated in a convenient location on the outskirts of Blackwater, surrounded by its own land and enjoying privacy and far reaching countryside views. Within close proximity of the north coast at St Agnes, Truro and the A30 for quick commuting.

Five bedrooms, sitting room, dining room, kitchen/breakfast room, snug, utility, shower room and bathroom.

Attached self contained annexe with double bedroom, shower room and large open plan kitchen, dining and sitting room.

Excellent outbuildings including piggery, stables, feed store, general purpose corrugated building and double car port.

Large enclosed mature gardens enjoying far reaching views. Over five acres of land divided into several paddocks. Perfect for equestrian and hobby farming.

Freehold. Council Tax Band E. EPC - E.

GUIDE PRICE £895,000

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GENERAL COMMENTS

Highlands comprises a very attractive detached Grade II Listed thatched farmhouse, excellent range of outbuildings and just over five acres of land divided into several useful fields. It is located in a very convenient setting on the edge of Blackwater and within close proximity of the north Cornish coast at St Agnes. The house is located in a surprisingly quiet yet elevated setting at the end of a long entrance drive and is surrounded by its own land. The whole property enjoys far reaching rural views over the surrounding countryside across mid Cornwall to Carn Brae and beyond. Originally three small cottages, it has been amalgamated into this one large dwelling with house and self contained annex. The house itself has undergone complete renovation during our clients ownership in a very sympathetic way including a large amount of lime rendering, bespoke wooden casement windows with modern additions including a bespoke hand crafted kitchen by Treyone with range cooker. All of the rooms are of a good proportion and most enjoy the fabulous views. There are two staircases which is a nice feature. The main house has five bedrooms, bathroom and second w.c on the first floor with spacious hallway, kitchen/breakfast room, dining room, sitting room, snug, utility, and shower room downstairs. Attached to the house is a self contained annexe that has independent access but also an interconnecting door. The ground floor includes a light, open plan kitchen, dining and sitting room, shower room and on the first floor is a large double bedroom.

The house is surrounded by large mature gardens that enjoy a sunny aspect and far reaching views, they are very private with lawns and many interesting shrubs, plants and trees. There is a range of outbuildings including a double car port, piggery, two stables and large corrugated iron barn. The land extends to over five acres and is divided into six enclosed paddocks which are fenced and ideal for hobby farming and equestrian enthusiasts. An internal viewing is essential.



LOCATION

The village of Blackwater is situated approximately six miles to the west of Truro, three miles from St. Agnes and the North Cornish Coast and is easily accessible from the main A30 for quick commuting throughout the county and further afield. The philanthropist Passmore

Edwards was born in the village. He funded the nearby Blackwater Institute which serves as a hub for the thriving local community, there is a pub, village shop and post office. The City of Truro has a wider range of day to day facilities including banks, building societies, shops, schools, public houses and a main line rail station.

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

ENTRANCE HALL

A spacious hallway and a fine introduction to the house. Stairs to first floor. Tiled floor. Glazed door to inner hallway and doors to front drive and snug.

SHOWER ROOM

A white suite with low level w.c, pedestal wash hand basin, corner shower with fully tiled surround, heated towel rail, tiled floor. Window to front.

UTILITY ROOM

9'5" x 7'7" (2.89m x 2.33m)
Ceramic sink and drainer with cupboards below, space and plumbing for washing machine. Base cupboards with wood effect worktops. Window to front.

KITCHEN/BREAKFAST ROOM

16'10" x 13'0" (5.15m x 3.97m)
A twin aspect room with windows overlooking the front and rear gardens. Bespoke hand crafted shaker style kitchen by Treyone with quartz worktops. Double Farmhouse sink, Island unit with quartz top, Neff induction hob, integral microwave/oven, wine chiller, dishwasher, fridge/freezer. Alpha oil fired range for cooking and central heating with tiled splashback. Larder cupboard. Exposed beams. Door opening into rear garden.

SITTING/DINING ROOM

23'3" x 19'3" (7.09m x 5.88)

A light, L shaped room with French doors opening to the side garden and enjoying fabulous far reaching countryside views, windows overlooking the front and rear. Exposed beams, radiators. Second stairs rising to first floor.

SNUG

23'5" x 10'11" (7.16m x 3.34m)

Deep feature fireplace with tiled hearth and wooden lintel over. Two windows and glazed door opening to rear garden. Galleried landing/study over. Partly high vaulted ceiling. Television point. Doors to entrance hall and kitchen.

FIRST FLOOR

Landing, Window overlooking rear garden. Radiator. Doors to two bedroom and w.c.

W.C

Low level w.c, pedestal wash hand basin, window to front, radiator with towel rail.

BEDROOM ONE

17'0" x 11'5" (5.19m x 3.50m)

Window overlooking the rear garden and countryside beyond. Dressing room with light. Wardrobe with door that opens to the galleried study/landing if required.

BEDROOM TWO

12'10" x 11'4" (3.93m x 3.47m)

Window to side enjoying far reaching rural views. Exposed roof trusses. Built in wardrobes. Radiator.

MAIN LANDING

Stairs rising up from the entrance hall. Window to side. Loft access. Radiator.

GALLERIED LANDING/STUDY

Overlooking the snug. High level window with views. Door into bedroom five.

BEDROOM FIVE

11'11" x 8'5" (3.65m x 2.57m)

Window overlooking the rear garden. Built in wardrobe with hidden door to bedroom one.

BEDROOM THREE

14'9" x 12'4" (4.50m x 3.76m)

Window to side enjoying fabulous far reaching views. Storage cupboard over stairs. Radiator.

BATHROOM

A white suite comprising low level w.c, slipper bath, pedestal wash hand basin. Two windows to front. Radiator with towel rail.

BEDROOM FOUR

11'2" x 10'7" (3.42m x 3.24m)

Window to side overlooking the front field, radiator.

ANNEXE

Independent access from the front and rear and interconnecting door from the main house via the inner hallway.



OPEN PLAN LOUNGE, KITCHEN AND DINING ROOM

17'8" x 16'7" (max) (5.40m x 5.07m (max))

A well proportioned light room with windows to front and rear enjoying views. Door to front. Stairs to first floor. Fitted kitchen with base cupboards, single sink, electric oven and hob. Door to:

SHOWER ROOM

Low level w.c, pedestal wash hand basin, double shower cubicle with fully tiled surround and Triton electric shower over. Extractor fan. Spotlights.



ANNEXE BEDROOM

17'7" x 10'1" (5.38m x 3.08m)

Window to rear enjoying lovely far reaching views. Storage in eaves.

OUTSIDE

Highlands is approached over a long tree lined driveway that leads up to the house where there is parking for lots of vehicles. There is separate access to the main house and annexe and gates open to the rear and side gardens.

DOUBLE CAR PORT

7.00m x 4.00m Open fronted with space for two vehicles. Adjoining Field Shelter (5.00m x 3.80m)

GARDENS

The gardens are located at the rear and side of the house and enjoy sun all day and fabulous far reaching views. A side patio accessed from the sitting room provides sitting out space and a westerly aspect so enjoys the last of the days sun and amazing views. There is huge scope to erect a conservatory here subject to planning. The gardens are mainly lawn and a crazy paved pathway meanders through the rear garden to the outbuildings and house with access into the kitchen, dining room and snug. A five bar gate leads to a rear lane that provides a second access into the property with gates into the field. There is a greenhouse, outside tap and lights. The annexe has a rear patio accessed from its living room and a path leads around the side to a further enclosed garden and onto the front.

LAND AND OUTBUILDINGS

The land is divided into six paddocks enclosed within natural hedge boundaries that are well fenced for livestock. The land is currently grazed and mature pasture that is ideal for hobby farming and equestrian use. There are no public rights of way

through the property. The outbuildings are located at the rear of the house and accessed from the garden with direct access into the fields. They include two stables approximately 11'6 x 10'6 and 11'8 x 9'9 with light and power and stable doors. Adjoining the stables is a stone store with light measuring 13'9 x 7'10. Along the rear of the outbuildings is an enclosed concrete yard/holding area. Within the front field and accessed from the secondary access lane is a corrugated iron shed that is in need of repair but offers further potential.

SERVICES

Mains water and electricity. Private drainage. 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.

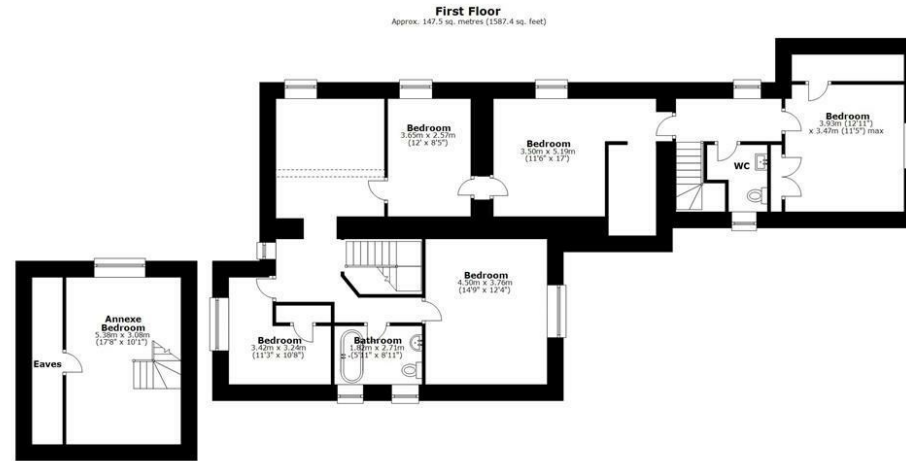
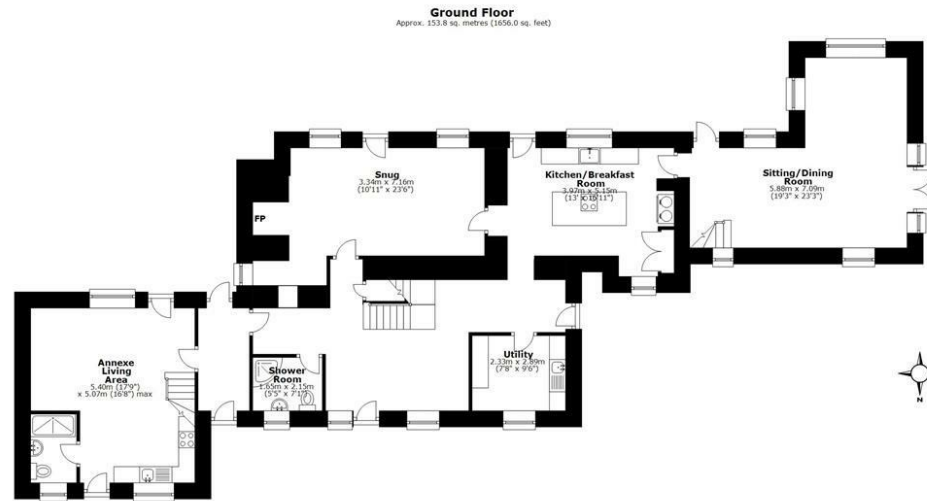
DIRECTIONS

From the A30 trunk road heading west take the turning signposted to services and St Agnes. At the roundabout go straight across towards Blackwater and after a few hundred yards at the crossroads turn right signposted to St Agnes. The entrance to Highlands is after a short distance on the left hand side.





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Total area: approx. 301.3 sq. metres (3243.4 sq. feet)
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such. Plan produced using Revit.

Highlands, Blackwater

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	13-20		
G	1-12		
Not energy efficient - higher running costs			
England & Wales		43	69
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	92-100		
A	81-91		
B	65-80		
C	55-64		
D	39-54		
E	21-38		
F	13-20		
G	1-12		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

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