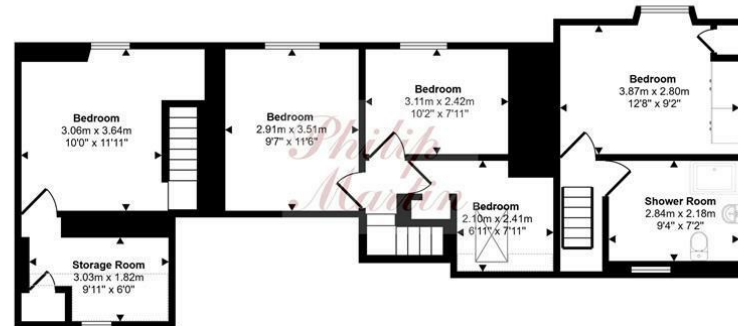


CHACEWATER HILL, CHACEWATER



Ground Floor
Approx 106 sq m / 1143 sq ft



First Floor
Approx 76 sq m / 820 sq ft

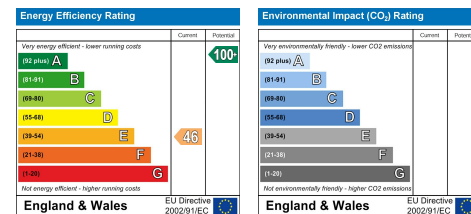
Denotes head height below 1.5m

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.

KEY FEATURES

- THREE DWELLINGS
- THREE BEDROOM MAIN COTTAGE
- TWO x ONE BEDROOM COTTAGES
- APPROX 1.5 ACRES
- EDGE OF VILLAGE LOCATION
- RANGE OF OUTBUILDINGS
- HUGE POTENTIAL FOR CONVERSION
- GARDENS & PADDOCK
- RARE OPPORTUNITY
- NO CHAIN

ENERGY PERFORMANCE RATING



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

(a) Whilst every care is taken in the 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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KERLING FARM, CHACEWATER HILL, CHACEWATER, TRURO, TR4 8QE A UNIQUE OPPORTUNITY TO PURCHASE A SMALL HOLDING SOLD WITH NO CHAIN

This is a fantastic opportunity to purchase a small holding situated on the edge of Chacewater. The package is sat within approximately 1.6 acres and consists of three dwellings and a range of former farm buildings of varying styles and sizes. There is also huge potential, subject to the necessary planning consent to create further dwellings or to run a business.

The main cottage comprises three bedrooms, with two one bedroom cottages either side that provide useful annexe accommodation or income potential. There is a driveway entrance, plenty of parking with gardens as well as a paddock.

Sold with no chain, viewing is highly recommended.

GUIDE PRICE £495,000

THE PROPERTY

Kerling Farm is a unique package with tremendous potential to further enhance. Previously a working farm, currently comprising the original farmhouse with two smaller cottages to either side, as well as multiple outbuildings; the package has plenty of options to make one larger dwelling or to utilise potential income streams. Sat with approximately 1.6 acres, there are gardens, plenty of parking, a private access driveway and a paddock that enjoys views back towards the village of Chacewater. A rare opportunity to the market and sold with no chain, viewing is essential.

The main cottage comprises; three bedrooms, kitchen, sitting room, dining room and shower room. Cottage one comprises; kitchen, shower room, sitting room and a bedroom whilst cottage two comprises, kitchen, sitting room, bedroom and shower room. Additional land may be available to let with more information from sole agents.

COVENANTS

1. Not to cause a nuisance or annoyance to the transferor or the owners or occupiers from time to time of the retained land.
2. Not to object to the use or proposed use of the Retained Land for agricultural, horticultural, equine or forestry purposes by the Transferor, or any successor in title or any tenant from him, for any purpose
3. The seller will reserve the mineral rights under the property [surface mineral working excluded]

LOCATION

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 location offers easy access to the A30 via Scorrier and further amenities can be found in 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):

MAIN COTTAGE

GROUND FLOOR

KITCHEN

19'5" x 9'7" (5.94m x 2.93m)

SHOWER ROOM

7'7" x 5'5" (2.33m x 1.67m)

RECEPTION ROOM

14'3" x 9'11" (4.36m x 3.04m)

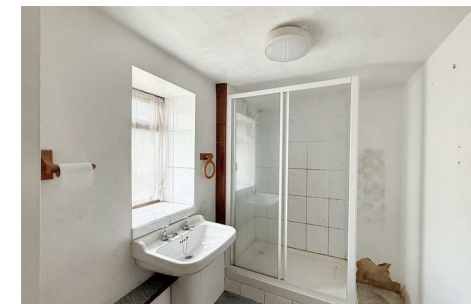
RECEPTION ROOM

10'10" x 9'4" (3.32m x 2.86m)

FIRST FLOOR

BEDROOM

11'6" x 9'6" (3.51m x 2.91m)



BEDROOM

10'2" x 7'11" (3.11m x 2.42m)

BEDROOM

7'10" x 6'10" (2.41m x 2.10m)

COTTAGE ONE

This one bedroom end terrace cottage comprises; kitchen, shower room and reception room to the ground floor with a bedroom and a storage room to the first floor. All measurements can be found on the floorplan.

COTTAGE TWO

This one bedroom end terrace cottage comprises; entrance porch, kitchen and reception room to the ground floor with a bedroom and shower room to the first floor. All measurements can be found on the floorplan.

RANGE OF OUTBUILDINGS

Multiple former farm structures/outbuildings varying in size.

- 8.14m x 4.85m
- 4.01m x 3.30m
- 2.79m x 2.74m
- 6.31m x 3.52m
- 6.07m x 3.15m
- 5.40m x 5.38m
- 4.73m x 3.62m
- 3.97m x 3.20m.

OUTSIDE

There is a driveway providing access into Kerling Farm. The package in total equates to 1.6 acres including gardens and a paddock. There are a range of stone outbuildings which were former farm structures that

provide useful storage spaces and could also provide potential to be converted, subject to the necessary planning consent.

SERVICES

Mains water and electric. Private drainage. Oil fired central heating to main cottage only.

N.B

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

COUNCIL TAX

Main Cottage - B. Cottage One - B. Cottage Two - A.

TENURE

Freehold.

DIRECTIONS

Proceeding towards Chacewater from the Truro direction, and before entering the village, Kerling Farm can be found on the left hand side where a Philip Martin for sale board has been erected.

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.

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.

