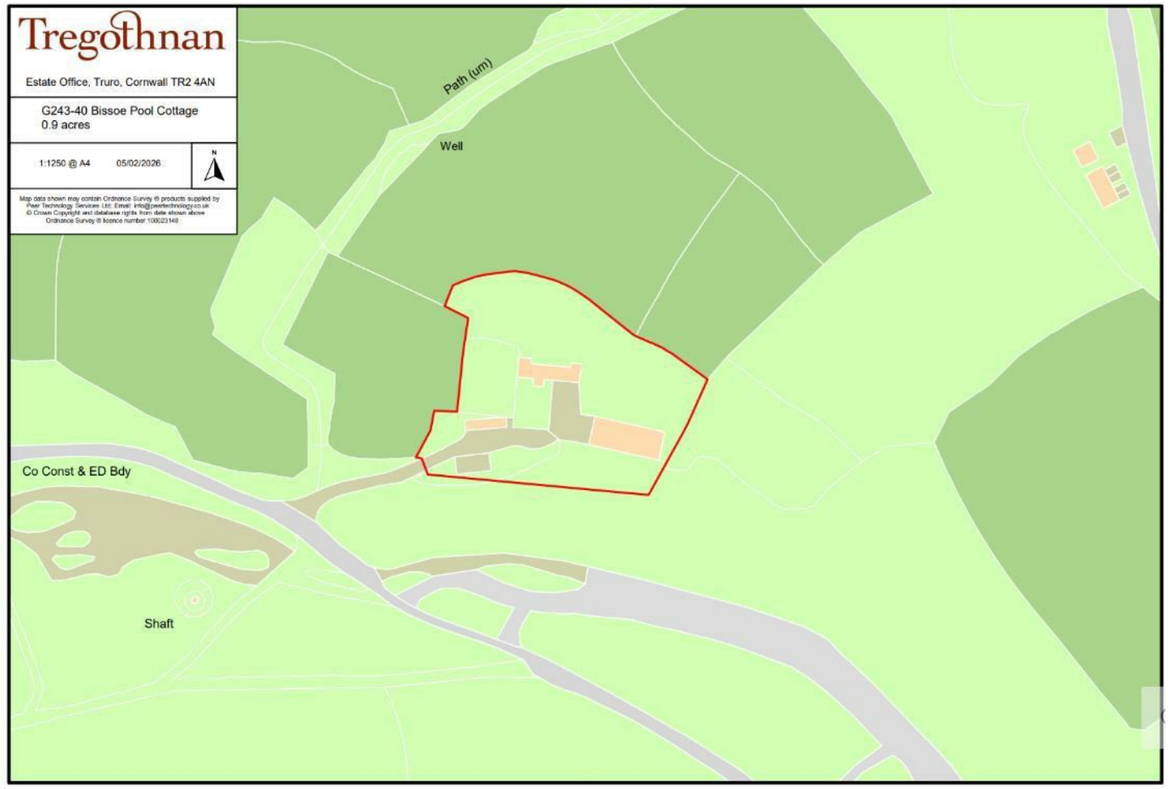
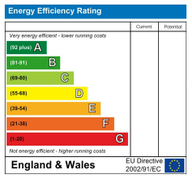
TODPOOL, NR. CHACEWATER

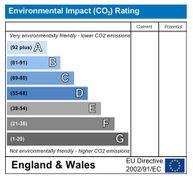


Key Features

- Development Opportunity
- Two Bedrooms
- Kitchen & Bathroom
- Private Gardens
- Tremendous Potential
- Detached Dilapidated Cottage
- Two Receptions
- Attached Stone Barn
- Large Outbuilding
- Quiet Location

Energy performance rating





Bissoe Pool Cottage, Todpool, St. Day, Redruth, TR4 8NE

Development Opportunity

A detached dilapidated cottage in a delightful rural location enjoying far reaching countryside views.
In a very poor state of repair and likely to be replaced with a larger dwelling subject to consent.
Located in a very peaceful, rural setting between Truro and Falmouth, enjoying complete privacy and well away from neighbouring properties.
Large gardens approaching one acre adjoining open countryside offering huge potential.
Parking for several cars and substantial detached outbuilding.
Freehold. No EPC. Council Tax Band - C.
Cash Buyers Only.

Guide Price £250,000

Contact us

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

GENERAL COMMENTS

A wonderful development opportunity located in a fabulous rural setting with no near neighbours. The property comprises a detached dilapidated cottage that is in a very poor state of repair and has not been lived in for several years. It is likely that purchasers will demolish the existing cottage and replace with a larger more impressive dwelling that will compliment this wonderful site and location (subject to planning permission). In our opinion the plot warrants a bigger property.

The dwelling is a very attractive detached cob built period cottage that is structurally unsound and requires total renovation. The cob exterior rear wall and part of the gable end has fallen down, therefore it is likely that the cottage will be demolished.

The accommodation included two bedrooms and bathroom on the first floor with two reception rooms and porch downstairs. Attached to the cottage is a stone barn that could be amalgamated with the cottage to create additional accommodation and it is a sizeable footprint. There are large gardens that surround the property enclosed within natural hedge boundaries that offer huge scope and it is incredibly quiet and extremely private. A large outbuilding is ideal for garaging/workshop space and a concrete hardstanding provides lots of parking. Services include mains water and electricity and private drainage.

LOCATION

Bissoe Pool Cottage is located in a very quiet, private setting and accessed from the Bissoe Trail close to the hamlet of Todpool. The trail is miles long and leads from the north coast at Portreath to the south coast at Devoran and provides excellent and safe horse riding and cycling opportunities avoiding main roads.

The nearest village with excellent facilities is Chacewater, a sought after village 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 villages surrounding Chacewater owe their history to Cornwall's important and prosperous mining heritage and the fine Georgian houses in the area reflect this. Built for the engineers and industrialists who pioneered the industrial revolution and the mining of tin and other valuable commodities of the time.

IMPORTANT

The cottage is in a very poor state of repair and structurally unstable. It is not possible to enter the cottage and no internal viewings are permitted.

COVENANTS

The sellers have imposed the following restrictive covenants.

1. Not to use the house being part of the property other than as a maximum of one dwelling house on the property.

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 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.

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

NOTE

This is a very rough, narrow access track and should not be attempted with precious cars - the agents accept no liability for any damage to vehicles. Those concerned about vehicles can park in Todpool and walk to the cottage.

MINING AND ADDITIONAL SURVEYS

If any further mining investigations or surveys are required this will be solely at the purchasers costs.

SERVICES

Mains water and electricity, private drainage.

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

Proceeding out of Chacewater towards Scorrier, take the left hand turning signposted to St Day. Follow this road for approximately 1 mile and take the left hand turn signposted to Todpool. At the end of this road on a sharp left hand bend turn right and proceed onto the Bissoe Trail turning left. Be careful as this trail is used by cyclists and horse riders. Follow this rough track for about 3/4 mile and the cottage will be found on the left where a Philip Martin sale board has been erected.

What3Words ///bronzed.presides.woods