Swallowhaze

Black Cross
Newquay
TR8 4LU

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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DETACHED BUNGALOW WITH LARGE MATURE GARDENS. TWO BUILDING PLOTS AVAILABLE BY SEPARATE NEGOTIATION

In a tucked away position on the edge of Black Cross with fabulous gardens.

Three bedroom detached bungalow, sitting room, dining room, kitchen/breakfast room with Aga, bathroom, utility room and cloakroom.

Magnificent enclosed gardens with many mature shrubs, plants and trees and enjoying a sunny aspect.

Detached garage, two greenhouses, pond, productive vegetable garden and lots of fruit trees.

Outline planning permission granted for two dwellings at the end of the garden with independent access - Guide Price £175,000 For Both Plots. Available as a whole or separately.

In all approximately 1.3 Acres (Excluding the the plots).

Freehold. Council Tax Band E. EPC D.

Guide Price £475,000

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GENERAL COMMENTS

Swallowhaze comprises a spacious detached modern bungalow, located in a private setting surrounded by large mature gardens that extend to approximately 1.3 acres. The setting is very special, tucked away in a rural position on the edge of Black Cross and backing onto countryside and located at the end of a very long drive. The whole property enjoys sunshine all day and a good degree of privacy. The bungalow has spacious accommodation including three double bedrooms, sitting room, dining room, kitchen/breakfast room with Aga, bathroom, cloakroom and utility room. A driveway provides lots of parking and there is a detached garage. The gardens and grounds surround the bungalow and include sweeping lawns and many mature shrubs and plants, there is a good size vegetable garden at the rear and two greenhouses. At the end of the garden, outline planning consent has been granted for the erection of two detached bungalows. These will have independent access from the road leading through Black Cross. The plots are available by separate negotiation - further information is available from the sole agents.

LOCATION

Black Cross is a small hamlet of properties located in a convenient position, close to St Columb Road, Indian Queens and Fraddon which affords a range of shops and amenities for daily needs. The location is particularly convenient for the centres of Newquay, St. Austell or Truro and being just off the A30 there is easy access to all parts of the county. The north Cornish Coast is within a short drive as is Newquay airport, just ten minutes drive.

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

ENTRANCE PORCH

Archway with two windows and glazed door with views over the garden, small sitting area. Door opening to:

ENTRANCE HALL

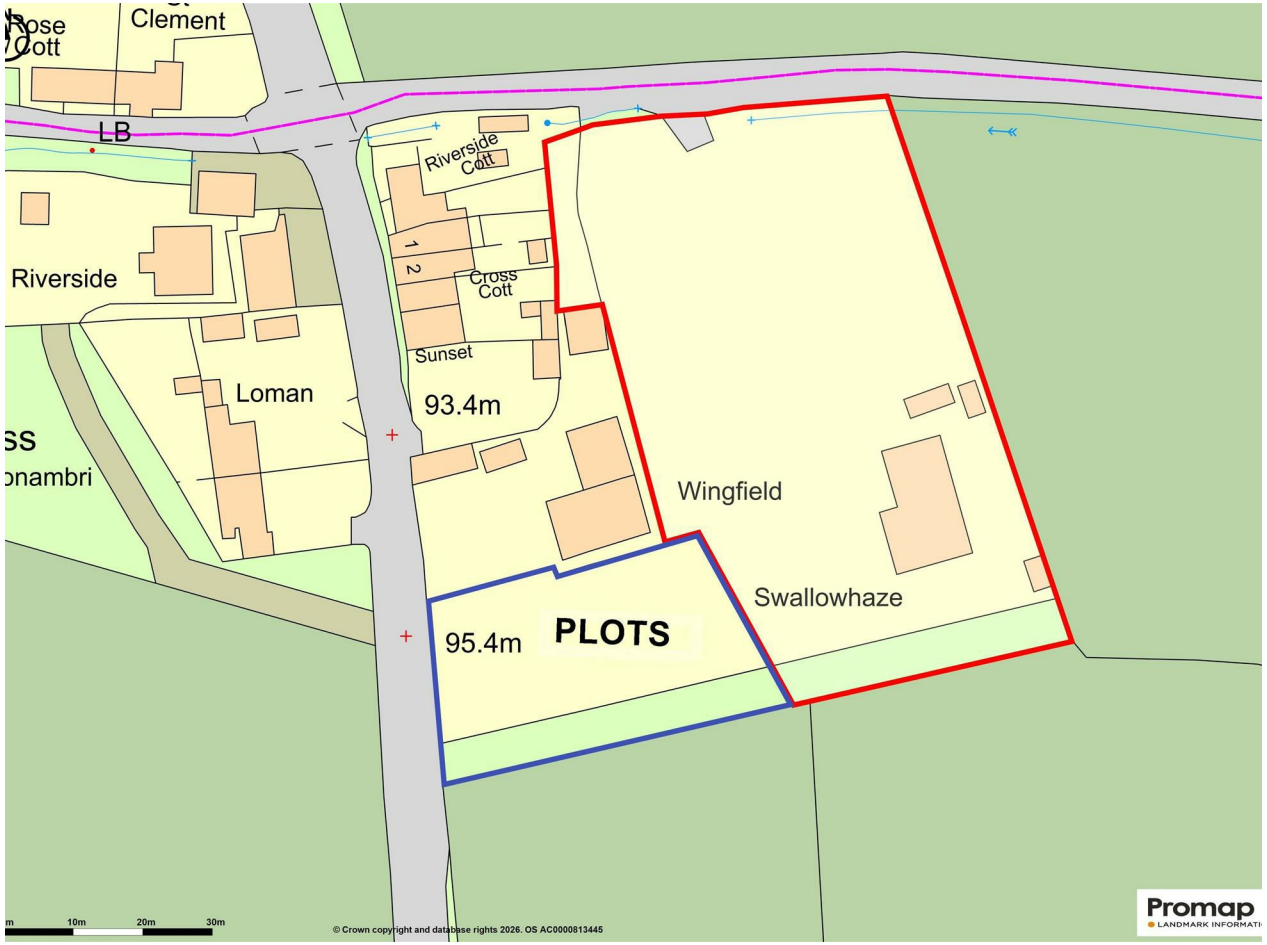
A spacious entrance hall. Airing cupboard with slatted shelves and electric heater.

SITTING ROOM

4.95m x 4.88 (16'2" x 16'0")
A light twin aspect room with picture window to front enjoying fabulous views over the garden and countryside beyond and patio doors opening to the side, where there are views over the surrounding countryside. Woodburning stove on a slate hearth. Television point. Opening to:

DINING ROOM

3.79m x 3.63m (12'5" x 11'10")
Window to side with views over the adjoining fields. Door to inner hallway.



KITCHEN/BREAKFAST ROOM

4.25m x 3.93m (13'11" x 12'10")
Range of base and eye level kitchen units and drawers including a display cabinet. Granite effect worktops incorporating one and a half stainless steel sink/drainer. Mains gas fired Aga for cooking and hot water. Integral single oven with ceramic hop and stainless steel extractor hood above. Window overlooking the rear garden with lovely views of the countryside beyond. Door to:

UTILITY ROOM

2.25m x 2.00m (7'4" x 6'6")
One and half bowl stainless steel sink with double cupboard below. Window overlooking the rear garden. Worktop with space and plumbing for dishwasher and washing machine below and additional storage above and to the side. Door opening to:

REAR HALL

Half glazed door opening to rear garden. Brink mains gas fired hot air heating system (not currently used). Sliding door opening to:

CLOAKROOM

Low level w.c. Frosted window to side.

From main entrance hall door to:

BEDROOM ONE

4.57m x 3.80m (14'11" x 12'5")
Picture window overlooking the front garden and pond. Vanity sink unit with tiled splashback, light and mirror over.

BEDROOM TWO

4.57m x 3.48m (14'11" x 11'5")
A double bedroom with window overlooking the rear garden with countryside beyond. Vanity sink unit. Built in wardrobes.

BEDROOM THREE

4.88m x 3.10m (16'0" x 10'2")
A well proportioned double room with window overlooking the front garden. Vanity sink unit with mirror and light over. Built in wardrobes.

BATHROOM

2.35m x 2.25m (7'8" x 7'4")
A white suite with low level w.c, vanity sink unit. Panel bath with shower over and glazed shower screen. Frosted window to rear.

OUTSIDE

Swallowhaze has a lovely approach from a minor country lane via double metal gates and a long private drive leads up to the property where there is parking for at least six cars and plenty of turning space with ample room for caravan, boats, trailers etc. The front garden is a sheer delight being west facing and enjoying sun all afternoon and into the evening. It is enclosed within a natural hedge and wall boundary so very safe for children and pets. The garden is mainly lawn, interspersed with many interesting shrubs and plants providing interest and colour and numerous fruit trees. Closer to the bungalow is a large pond and this is a lovely area to relax and enjoy the views. The rear and southern side of the property adjoins farmland with mature hedge boundaries and includes a wooded area, there is an abundance of wildlife to enjoy. At the rear is a further enclosed garden that backs onto fields. There are useful outbuildings, including a timber shed, potting shed, greenhouse, and raised flower beds and vegetable plots. A circular patio with feature granite millstone provides sitting out space. There are apple, pear and cherry trees and also a gooseberry. A wooden gate opens to the drive. Here is a DETACHED GARAGE and a concrete drive leads around the rear of the garage, where there is additional parking and greenhouse with grape vine.

BUILDING PLOTS

Outline planning permission has been granted by Cornwall Council - REF: PA24/00156 for the construction of two dwellings at the end of the garden. The new dwellings will have independent access from the hamlet of Black Cross. The plots are available separately but will not be sold before the sale of Swallowhaze exchanges contracts. Further information from the agents.

SERVICES

Mains water, electric, drainage and gas are connected.

N.B

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

VIEWING

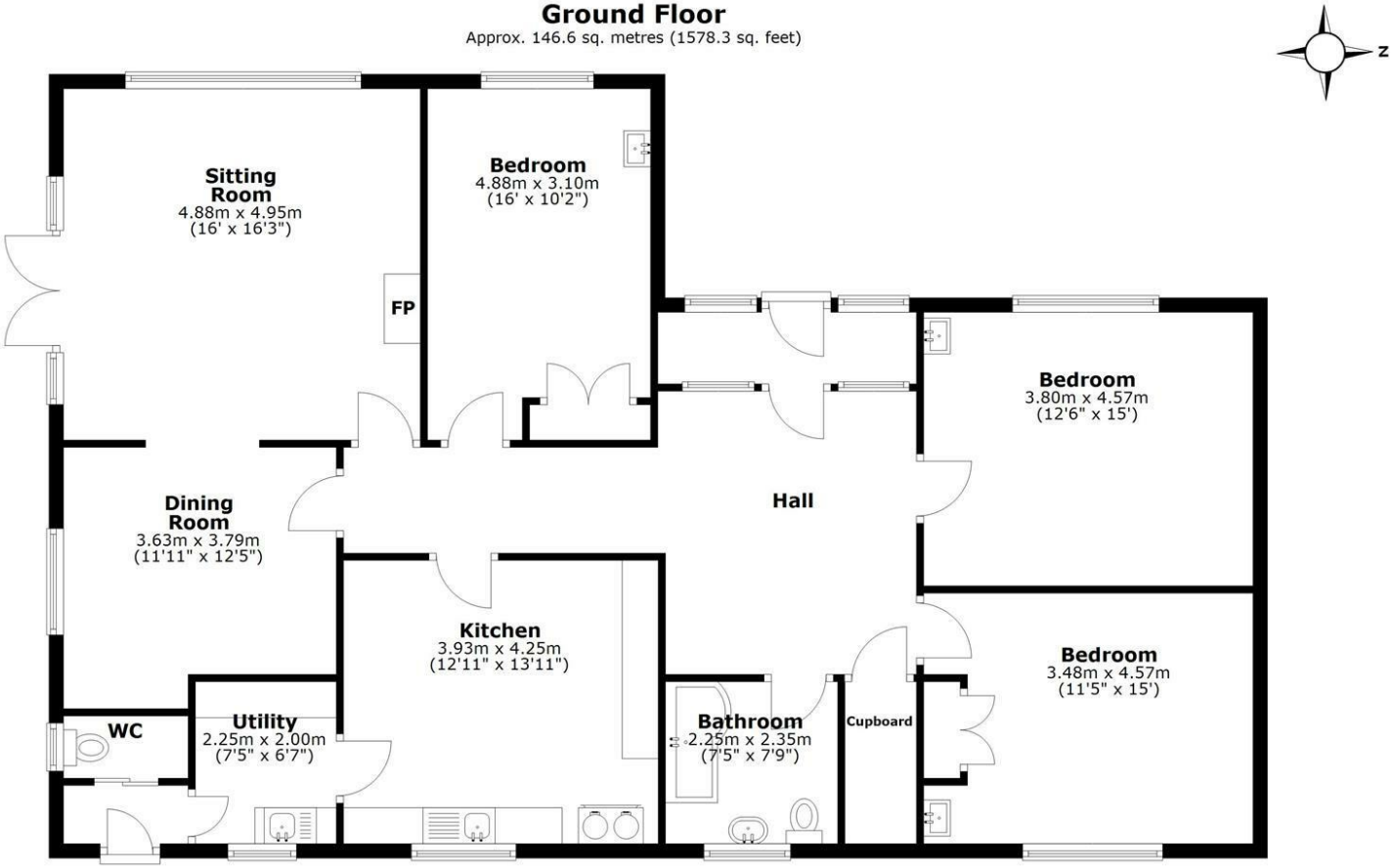
Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

From the A30 Highgate Hill exit, proceed along the A39 towards Wadebridge. At the next roundabout (Halloon), take the fourth exit signed Trevarren. Follow the road through Black Cross and just before the end of this road (where there is a turning area) turn right into a country lane. The entrance into Swallowhaze is after a short distance on the right.

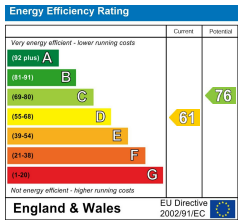
Ground Floor

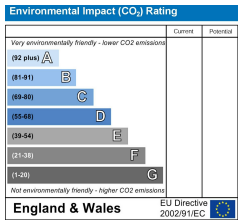
Approx. 146.6 sq. metres (1578.3 sq. feet)



Total area: approx. 146.6 sq. metres (1578.3 sq. feet)

Swallowhaze, Blackcross





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VIEW FROM REAR

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