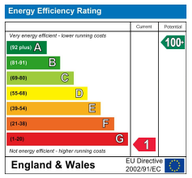
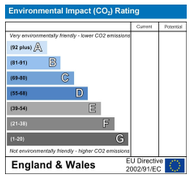
Key Features

- Requiring Total Refurbishment
- Two Bedrooms
- Bathroom
- Small Paddock
- Far Reaching Views
- Potential Accommodation
- Kitchen
- Large Garden
- Stables
- Approximately 1.27 Acres.

Energy Performance Rating





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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

RICS rightmove.co.uk The UK's number one property website OnTheMarket.com

Near Roche

Lower Holywell, Roche, St. Austell, PL26 8NN

Detached Dilapidated Cottage with Small Paddock

In a very private rural setting and enjoying far reaching countryside views.
In need of complete refurbishment or possibly redevelopment.
Currently two bedrooms, lounge/dining room, kitchen and bathroom (not fitted).
Large mature gardens. Adjoining paddock with stable. Lots of parking.
No chain. Cash buyers only.
Freehold. EPC G. Council Tax Band B
In all approximately 1.27 Acres.

Guide Price £250,000

GENERAL COMMENTS

The location of Lower Holywell is very special indeed. Found towards the end of a very long unmade lane it enjoys complete privacy with no near neighbours. The cottage enjoys fabulous uninterrupted views over the surrounding countryside and backs onto fields with a lovely south facing aspect guaranteeing sun all day.

The cottage is in a poor state of repair and has not been lived in for several years. The current owners have started the renovations including the addition of wall insulation in some of the internal rooms, some new wiring has been added including a new consumer unit, addition of modern double glazing and some replastering. The kitchen and bathrooms have been stripped. Whilst there is scope to extend, it is possible that purchasers may look to demolish the existing cottage and replace with a larger more impressive dwelling that will compliment this large site and location (subject to planning permission).

The large front gardens are mainly lawn and offer huge potential to create an amazing space. A driveway provides plenty of parking and there is ample space for a garage and workshop. Adjoining the cottage and gardens is the paddock which runs along the side and rear enclosed on three sides by natural hedge boundaries. A detached timber building is located at the top of the field with hay store and two stables. The whole property extends to approximately 1.27 acres and enjoys far reaching views over the surrounding countryside.

LOCATION

The location of Lower Holywell is almost halfway between Truro and Bodmin and is within a short distance of the A30 trunk road for quick commuting throughout the county. The nearest facilities is at Victoria (approximately two miles) and the village of Roche (two and a half miles). The north and south Cornish coasts are within easy driving distance and Newquay airport is also close by.

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

ENTRANCE PORCH

Stable door opening to:

LOUNGE/DINING ROOM

20'11" x 13'3" (6.40m x 4.05m)
Two windows overlooking the front garden with deep window cills. Open fireplace. Exposed beams. Central staircase leading to first floor. Door to:

POTENTIAL KITCHEN

12'5" x 7'8" (3.80m x 2.35m)
Window to rear enjoying countryside views. Door to:

POTENTIAL BATHROOM

7'8" x 5'10" (2.35m x 1.80m)
Window overlooking the rear with views.

FIRST FLOOR

BEDROOM ONE

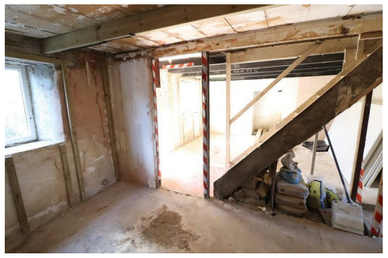
13'4" x 10'9" (4.08m x 3.30m)
Window overlooking the front garden.

BEDROOM TWO

13'4" x 8'3" (4.08m x 2.52m)
Window overlooking the front garden.

OUTSIDE

Lower Holywell is located towards the end of a long unmade farm lane. It is surrounded by countryside and there are far reaching views from the whole property. A driveway provides lots of parking and turning with ample space to build a garage/workshop (subject to consent). A concrete apron runs along the front of the cottage and steps lead up to the front garden. Attached to the cottage is an open fronted store with door to front and small storage shed. The front garden is enclosed within natural hedge boundaries and comprises a gently sloping lawn. It enjoys a warm south facing aspect and pleasant views.



LAND AND STABLES

The land extends to just over one acre in total and is located at the rear and side of the cottage. The field is enclosed within natural hedge boundaries and is mature pasture ideal for a horse or pony. There is separate access into the field from the lane. At the top of the field is the:

STABLES AND STORE

32'3" x 19'10" (9.83m x 6.05m)
A timber building clad with corrugated iron and divided into two sections including hay store and two stables. The stables have a concrete floor.

COVENANTS

The sellers have imposed the following restrictive covenants.
1. Not to use the house being part of the property other than as a single dwelling and any ancillary annex.
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 use the Property for any trade or business save this shall not prevent the Property being used for letting purposes or use of a home office on the property.
4. 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.
5.The seller will reserve the mineral rights under the property [surface mineral working excluded]

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.

TENURE

Freehold

COUNCIL TAX

Band B

SERVICES

Mains electricity. Mains water has been connected to the drive but purchasers will be required to get this connected to the house. Private drainage will need to be checked.

N.B

The electrical circuit, and private drainage have not been tested by the agents.

DIRECTIONS

From Truro proceed in a northerly direction on the A39 joining the A30 at Carland Cross. Turn right signposted to Bodmin and after approximately twelve miles take the exit signposted to Victoria. Follow the road towards Roche (do not proceed into Roche) on to the old A30 and then after a short distance turn right signposted Tregonetha. Proceed across the bridge (over the A30) and take the first right. After a short distance follow the road around to the left and then take the second right - a Philip Martin sale board is erected here. Follow this lane and the cottage will be found on the left.

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.