



The Cottage and Studio



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Silverwell, Truro, Cornwall TR4 8JE

Truro 6 miles St Agnes 4 miles Perranporth 4 miles A30(T) 1.5 miles

A delightfully presented south facing period cottage with separate detached holiday studio, gardens and about 2.34 acres in total

- Sought-after Area
- Kitchen & Utility Room
- Separate Studio
- Land & Woodland
- Total About 2.34 Acres
- Porch & 2 Reception Rooms
- Bathroom, 4 Bedrooms & Shower Room
- Gardens
- Stream Border
- Freehold

Guide Price £775,000

SITUATION

The Cottage and Studio are situated on the edge of the hamlet of Silverwell between Truro and St Agnes on the north coast. There is a junction to the new A30(T) about 1.5 miles to the south, and the north coast with its various surfing beaches is a few miles to the north. The cathedral city of Truro, being the commercial and retail centre of Cornwall is about 6 miles to the south where there is a station on the London Paddington line.

THE COTTAGE

A wonderfully presented residence with, on the ground floor, an inviting enclosed and spacious Entrance Porch which opens to a central Living Room with wide stone fireplace with inset wood-burner set in slate hearth, at the rear of which is an Inner Hallway with doors off to the other ground floor rooms. These include a Dining Room with stone fireplace, an adjoining vaulted Kitchen with matching range of base and eye level Shaker style kitchen units with timber worktops to splashback tiling and including a single drainer sink unit with mixer tap, electric cooker, integral dishwasher and double-glazed doors to outside.

Also on the ground floor is a good sized Utility Room with matching base and eye level cupboards and drawers with single drainer sink unit with mixer tap, space and plumbing for washing machine and door to outside.

At the rear is a Double Bedroom and a separate tiled Bathroom with side filling Whirlpool bath, suspended washbasin and wc.

On the first floor are two Double Bedrooms, a Single Bedroom (with restricted ceiling height) and a Wet Room with fully tiled shower, suspended washbasin and wc.



THE GARDEN

Outside, lying mainly to the south of The Cottage, is a fenced garden laid mainly to lawn with hardstanding seating areas.

THE STUDIO

Situated to the rear of The Cottage with a separate pedestrian access, The Studio, which is a holiday let, is single storey and presents an open-plan double aspect vaulted Kitchen, Living and Sleeping Room with wood-burner set on slate hearth and a matching range of base level units and includes a single drainer sink unit, inset oven with a four-ring hob over and integral dishwasher. Off is a Shower Room includes a fully tiled shower with electric shower, pedestal washbasin, wc and chrome wall mounted towel radiator.

Outside, The Studio benefits from a raised decked seating area enjoying valley views with extensive open garden beyond with the rear an enclosed garden with covered Hot Tub and adjacent outdoor heater. its own private garden area.

THE LAND

The land which lies mainly to the south and west of The Cottage and Studio, comprises a pasture field and run of deciduous woodland, a real haven for a variety of wildlife, with long stream border. In total, the property extends to about 2.34 acres.

BUSINESS RATES

The property is currently business rated - the current rateable value is £6,400.

TENURE AND POSSESSION

Freehold with vacant possession. Completion in 6 months.

RIGHTS OF WAY

On the Cornwall Council interactive map, there is a bridleway which crosses the property.

HOT TUBS

There are two hot tubs included with the sale.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

From Truro take the A394 westwards to the A30(T). At the roundabout take the exit onto the A375 towards Perranporth. Drive for about half a mile and take the first turning to the left towards Perranporth. Pass the pine trees on the left-hand side and take the next turning to the left. Follow the road around to the left and right and where the road bears to the left, continue straight on to a stone lane, at the lower end of which bear to the right into the car parking area and the Cottage will be seen down to the left.

SERVICES

Mains water and electricity connected. Private drainage via a sewerage treatment plant. Broadband and Mobile Telephone coverage (Ofcom): mobile indoors – EE, Three, O2 and Vodafone are limited and outdoors – EE, Three, O2 and Vodafone likely. Standard and Ultrafast Broadband available. LPG central heating to The Cottage.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



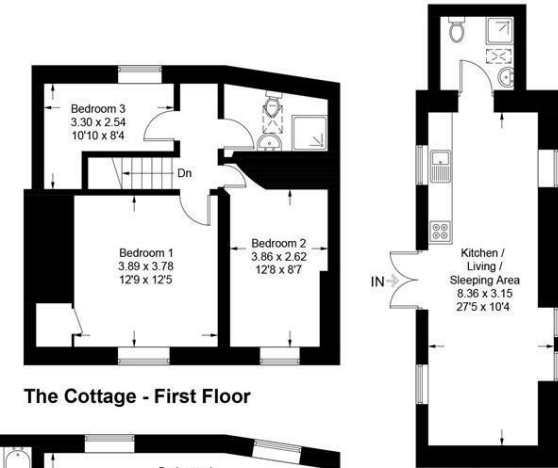
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	51	63
England & Wales		
EU Directive 2002/91/EC		

61 Lemon Street, Truro, TR1
2PE

truro@stags.co.uk

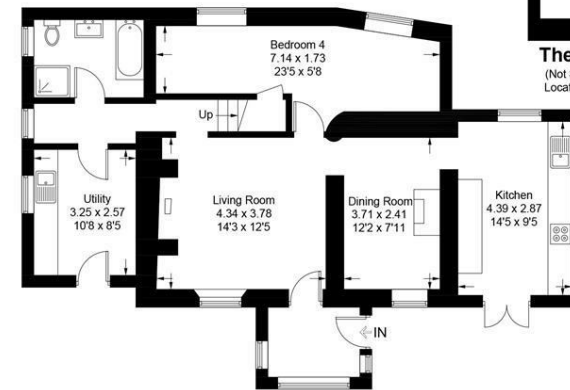
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Approximate Gross Internal Area
The Cottage = 134.7 sq m / 1450 sq ft
The Studio = 28.4 sq m / 306 sq ft
Total = 163.1 sq m / 1756 sq ft



The Cottage - First Floor

The Studio
(Not Shown In Actual
Location / Orientation)



The Cottage - Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1103875)



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