# MILL LANE, CALENICK, TRURO

Approx Gross Internal Area
55 sq m / 596 sq ft

Ground Floor
**Approx 31 sq m / 334 sq ft**



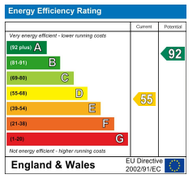

First Floor
**Approx 24 sq m / 262 sq ft**

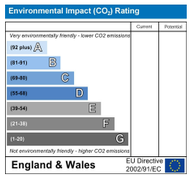
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Key Features

- Middle terrace stone cottage
- 2 Bedrooms
- Living room
- Utility
- No onward chain
- Hamlet setting on Truro outskirts
- Bathroom
- Kitchen
- Parking for 2 cars

## Energy performance rating




## Contact us

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## 3 MILL LANE, CALENICK, TRURO, TR3 6AB

### CHARMING TWO BEDROOM COTTAGE

Smelter's Cottage is a stone built cottage in one of Calenick's two terraces. Situated in a quiet hamlet just a short walk from Truro City and the highly regarded Kea primary school and being sold with no onward chain. The accommodation provides living room, kitchen and utility to the ground floor, with two bedrooms and a bathroom to the first floor. Other benefits include creek & woodland walks, log burner to the living room and Upvc double glazing. An internal inspection is recommended.
Freehold. EPC - band D. Council Tax - band B

**Price Guide £195,000**

## THE PROPERTY

Our vendor says, "Smelters Cottage is a charming middle terrace cottage situated in the sought after hamlet of Calenick, on the rural fringe of Truro City. It is a place where neighbours of mixed ages smile, wave and sing carols at Christmastime – a warm-hearted community".
The cottage affords beautiful stone, granite and brick front elevations combined with modern Upvc double glazing. The property is being sold with no onward chain and would suit those wanting a first time purchase or those looking for a buy to let. It is presented ready to occupy or rent out although purchasers might prefer to put their own stamp on the property. Externally there is off road parking laid to stone chippings to the front elevation and a small covered courtyard to the rear of the property. Internally, the two storey accommodation provides: living room with a log burner plus a kitchen and utility to the ground floor, with two bedrooms and a bathroom to the first floor.

## LOCATION

Calenick is essentially a country hamlet lying in a picturesque valley just south of Truro and barely a mile from the city limits. Its position provides quick and convenient access into Truro with its extensive range of shops, facilities and work opportunities. Access to the hospital is fast for staff on-call. Falmouth university and Redruth are within 20mins' drive. For those seeking to minimise car use Truro centre can be accessed via Old Falmouth Road/Lemon Street alternatively scenic pedestrian/cycle paths offer access westward, to the rear of New County Hall (supermarkets/rail station close-by); eastward alongside the river to Newham/Port of Truro. Calenick is served by a bus route. For nature lovers or dog owners, on your doorstep is public access to Calenick Creek via a charming field/woodland footpath, which considering the proximity to Truro, is rare to find. Highly regarded Kea primary school is a 10min walk up the road. Readily accessible Post offices and quick-stop-shops are at nearby Playing Place & Carnon Downs. The National Trust parkland at Trelissick, looking down the Fal estuary (very popular with dog walkers and those with children) is only a few minutes' drive away. Similarly nearby is Loe Beach (Feock), offering access for watersports/sailing enthusiasts. Truro offers many opportunities for eating out whilst rural pub options are available at nearby Penelewey and riverside Devoran.

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

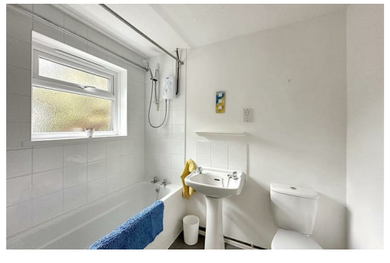
GROUND FLOOR

## LIVING ROOM

15'2" x 12'0" (4.64m x 3.67m)
Front aspect Upvc double glazed window with window seat and Upvc door. Chimney breast with inset log burner and shelved recesses on each side. Tiled floor. Electric storage heater. Stairs rise to the first floor. Door to the kitchen.

## KITCHEN

7'1" x 5'8" (2.17m x 1.75m)
Fitted with wall and base cabinets, work surface and sink unit. Electric storage heater.



## UTILITY ROOM

8'10" x 5'3" (2.70m x 1.61m)
with plumbing facility for washing machine and ample power points for appliances. Door to rear courtyard, ideal to securely store bike/surfboard, or for airing clothes.

FIRST FLOOR

Landing with stairs rising from the living room. Exposed traditional floorboards. Doors to two bedrooms and the bathroom.

## BEDROOM ONE

12'2" x 8'11" (3.71m x 2.74m)
Front aspect Upvc double glazed window. Exposed traditional floorboards. Airing cupboard with insulated cylinder and electric immersion heater. (The electric storage heater in this room is currently not working).

## BEDROOM TWO

6'11" x 6'7" (2.12m x 2.03m)
Front aspect Upvc double glazed window. Exposed traditional floorboards. Historically it has been used for a wide range of purposes, such as; nursery, children's room, hobby room, dressing room and home office.

## BATHROOM

7'3" x 6'0" (2.22m x 1.84m)
with white suite comprising: panel bath with a wall mounted Creda electric shower above, pedestal wash hand basin and a close coupled WC. Electric shaver point and extractor fan.

## OUTSIDE

At the front of the cottage there is a low maintenance off road parking area laid to loose stone chippings and suitable for at least 2 cars. A concreted hole for a rotary washing line.

As previously mentioned there is a small but useful yard area to the rear.

## SERVICES

Mains water, drainage and electricity. Valid electrical safety certificate available.

Council Tax - Band B.

Tenure - Freehold.

## 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

Proceed out of Truro towards Falmouth on the A39 and proceeding down Arch Hill take the left hand turning signposted Calenick. As you proceed into Calenick there is a sharp right hand turn onto Mill Lane and the property can be found on the left hand side.

## DATA PROTECTION

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