

STAGS

# The Elms

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Penstraze, Chacewater, Cornwall, TR4 8GB

Chacewater 1.3 miles – Truro 5.0 miles – St Agnes 5.5 miles

A charming period property with self-contained ancillary accommodation and a successful café business, set in over 2 acres of stunning mature gardens.

- Stunning Country Residence
- 3 Bedroom Main House
- Successful Cafe Building and Business
- Extensive Mature Gardens
- Ample Parking
- Approximately 2.65 Acres in All
- 1 Bedroom Ancillary Accommodation
- Polytunnel, Greenhouse and Potting Shed
- Car Port
- Freehold

## Offers Over £875,000

### SITUATION

The property enjoys a private rural position yet only just over a mile from the highly popular village of Chacewater. The village lies between the Cathedral City of Truro and the historic mining town of Redruth. The A30 is within easy access for travel to beaches at Perranporth, St Agnes and Porthtowan and the north and south of the county. There is a mainline rail connection at Truro station with Newquay Airport further along the north coast providing a number of scheduled flights to both national and international destinations.

### DESCRIPTION

Available on the open market for the first time in over 58 years, this characterful farmhouse is understood to be of cob and stone construction, complemented by a more modern block and brick extension.
The accommodation is centred around a welcoming entrance dining hall, which opens into an impressive sitting room with space for a flueless bio-ethanol burning stove, enjoying a lovely outlook over the gardens with doors providing direct access outside.

The kitchen is fitted with a range of cupboards and an island unit, together with a Heritage range cooker and space for appliances. A door leads through to a useful utility room and separate WC.
The living room provides a cosy reception space, overlooking the gardens and featuring a wood-burning stove. A further door leads to a useful study, which in turn provides access to the ancillary accommodation.







On the first floor are 3 double bedrooms and a family bathroom fitted with a bath, separate shower, WC and wash hand basin.

The adjoining ancillary accommodation benefits from both independent external access and internal access from the main house. The annexe comprises an entrance hall, sitting room with a wood-burning stove, opening through to a dining/garden room, together with a kitchen fitted with a range of units. There is also a double bedroom and a shower room.

The current owners have established a successful café business, having converted one of the former outbuildings to create the café together with a useful storeroom. The building offers excellent potential to further expand the business or, alternatively, to create a games room, home office or additional ancillary space, subject to any necessary consents.

The award winning café , which open all year round, comprises a main seating area with a service counter and wood-burning stove, an equipped kitchen, WC facilities and adjoining garden space. Income information is available upon request.

## OUTSIDE

The property is approached via a private driveway, leading to a substantial parking area, currently serving the café, before continuing to further parking for the house and annexe.

The extensive gardens are a particular feature of the property and are exceptionally impressive, wrapping around the house and offering a diverse array of mature trees, shrubs and flowering plants.

The grounds include an ornamental pond with a jetty (and boat available), polytunnel, vegetable garden with fruit cage, two sheds, greenhouse, potting shed, galvanised storage shed and an open-fronted carport. In all, the property extends to approximately 2.65 acres.

## SERVICES

Mains water and a bore hole available. Mains electricity. Solar panels supplying the café. Private drainage with two septic tanks (one for the house and another for the café building).
Council tax band: D. Business rates for the Café and separately for the adjoining storeroom. Please note the agents has not inspected or tested these services.
Mobile coverage: Outdoor available. Standard broadband available. (Ofcom)

## VIEWINGS

Strictly by prior appointment with the vendor's appointed agents, Stags.

## DIRECTIONS

What3words.com: ///users.homework.aimed





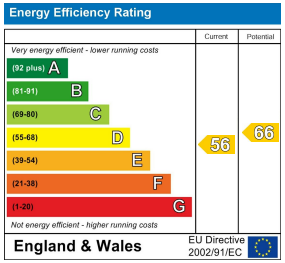


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