



Carrine







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Truro, Cornwall, TR3 6EB

Truro 3 miles Falmouth 9 miles A30(T) 5 miles

With land surrounding the homestead, a private and quality country holding – located between Truro and Falmouth

- Pleasant Driveway Approach
- Delightful Gardens & Pond
- Impressive Holiday Income
- Tremendous Wildlife Appeal
- Freehold
- 5 Bedroom Main Country House
- 3 Bedroom Cottage (Holiday Use)
- Range of Useful & Adaptable Buildings
- Total About 18.22 Acres
- Council Tax Band E

Guide Price £1,650,000

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SITUATION

Carrine is ideally situated about 3 miles to the south of Truro in attractive countryside with good access to the city, south coast, A30(T) and Falmouth. The nearest village is Carnon Downs about a mile to the south east which offers a community centre, surgery, convenience store and post office and garden centre. There is a primary school at Kea about 2 miles, with secondary and private schools at Truro. The property also benefits from direct access to Carrine Common. At Truro, about 3 miles, being the retail and commercial centre of Cornwall, is a station on the London Paddington line.

CARRINE

Carrine is approached over its own unencumbered and pleasant driveway which leads to a private homestead which is surrounded by its own land.

Having been originally part of the Tregothnan Estate, the holding has only previously changed hands on two occasions and comes to the market for the first time in 25 years. The sale therefore presents a tremendous opportunity to purchase a quality country holding which exudes privacy with a fine five-bedroom main house with a variety of character and well-proportioned rooms; a quality and lucrative three-bedroom holiday let (Sara's Cottage); an adaptable range of useful buildings, including stabling; attractive and extensive gardens; level land with attractive hedge and tree-lined field boundaries; wildlife and environmental appeal; much ambience and a total of about 18.22 acres.

THE MAIN HOUSE

The original stone 19th century cottage has been extended by the previous and current owners, to today offer a spacious, light, airy and character country residence with a variety of appealing and atmospheric rooms. In total, the house extends to about 2,838 sq ft.

On the ground floor is a fine enclosed Entrance Porch which opens to an inviting Reception Hall with, Coat Cupboard turning balustrade stairs off and from which is a access to the Kitchen and Dining Room, Study and Sitting Room.

The Kitchen and Dining Room is a light double aspect room with an extensive array of farmhouse style kitchen units with wooden and granite worktop surfaces to upstands and which includes a modern electric triple oven Aga with extractor hood over, deep ceramic sink unit with mixer tap, integral refrigerator and dishwasher. Off is an enclosed Entrance Porch, a particularly spacious Utility Room with deep ceramic sink unit with mixer tap, granite worktops with upstands and range of base and eye level units including wine rack, space for washing machine, slate tiled floor, full height range of several fitted cupboards and door to enclosed stairs leading up to Bedroom 5 being a spacious vaulted Bedroom over with outlook to the garden and door to an En Suite Shower Room with shower, chrome heated towel radiator, pedestal washbasin and wc.

Also off the Kitchen and Living Room is a Separate WC and a large Garden Room with pitched ceiling, double aspect, corner free-standing circular wood-burner and double doors opening to outside level paved Seating Area. A delightful room.

There is a good sized Study with a considerable amount of fitted storage and the Living Room is a well-proportioned room with double aspect including glazed doors to the outside Seating Area, an open fireplace with ornate surround and ornate ceiling rose and comicing.

On the first floor is a Main Bedroom with Walk-in Dressing Wardrobe and a particularly spacious En Suite Shower Room with fully tiled shower with rainshower, pedestal washbasin, wc and chrome wall mounted towel radiator; a Second Bedroom with built-in wardrobe, storage and En Suite Shower Room with fully tiled shower, pedestal washbasin and wc; two other Bedrooms; and, a Family Bathroom with ball and claw free-standing roll top bath with Victorian style mixer tap shower fitment, wc, pedestal washbasin, quadrant fully tiled shower with rainshower and chrome heated towel radiator.

THE GARDEN

The garden with the main house is particularly extensive and appealing. Immediately adjacent to the house is an expansive level paved Seating Area with low wall to spacious level lawn garden areas, natural hedge and shrubbery borders and an attractive large Pond.

SARA'S COTTAGE

Completed in 2009, Sara's Cottage offers well-presented and character three-bedroom holiday accommodation – indeed, the current owners have successfully holiday let Sara's Cottage since 2009 offering "luxury self-catering accommodation for up to 6 guests. It's the ideal holiday cottage for the whole family – dog-friendly, family-friendly and accessible". For further information on current and impressive levels of turnover – please contact Stags.





The accommodation presents a fine Entrance Hall with direct access to the double aspect Kitchen, Dining and Living Room with slate tiled floor and L-shaped range of matching base and eye level kitchen units with granite worktops to upstands and with integral dishwasher, deep ceramic sink unit with mixer tap, Rangemaster electric cooker with four electric rings and extractor hood over. There is a wood-burner set on raised slate hearth with brick backdrop. Adjacent is a Conservatory with outlook to the garden, a Main Bedroom with fully tiled En Suite including a shower with rainshower, washbasin, wc and chrome wall mounted towel radiator.

Off the Entrance Hall are two other Double Bedrooms – one with further En Suite Wet Room with shower with rainshower, pedestal washbasin, wc and chrome heated towel radiator; and a Bathroom with ball and claw roll top bath with Victorian style mixer tap shower fitment with electric shower, pedestal washbasin, wc, chrome heated towel radiator and slate tiled floor. Outside, the dog friendly garden for Sara's Cottage is hedge enclosed and includes seating areas, lawn and shrub borders.

THE BUILDINGS AND STABLES

4-bay Barn

Timber framed with power and lighting, high eaves, corrugated fibre cement roof, part concrete base and three purpose built Stables contained within.

Range of 5 Block Stores/Stables

With power and light connected. Potential for further stabling if desired.

Outbuilding

Insulated timber frame and with power and lighting - offering with potential for a variety of uses such as storage, office facilities, hobbies rooms, etc.

General Purpose Building

With power and lighting and divided into four rooms which could be used for offices, playrooms, storage rooms and so forth, subject to any necessary consents and approvals, and a lean-to Utility Room and outside Toilet.

THE LAND

Lying all around the homestead, are a number of level good sized pasture fields with mature hedge borders with tree standards. The land, hedgerows and copse offer a fine natural haven for wildlife and offer good environmental and conservational appeal. In total, Carrine extends to about 18.22 acres.

MORE LAND AVAILABLE

If desired, there is the opportunity to the purchaser of Carrine to buy up to about a further 26.29 acres of adjoining pasture land by way of additional negotiation.

OUTGOINGS

The main house; Council Tax Band E. Sara's Cottage: Business rated – the Vendors currently claim Small Business Rate Relief.

RIGHTS OF WAY

On the Cornwall Council interactive map, there are no third party rights of way crossing any part of the property.

FIXTURES, FITTINGS, CONTENTS AND FURNISHINGS

The contents and furnishings in Sara's Cottage (except for a few personal items including a dresser unit) are included in the sale.

PLAN

The attached plan is not to scale and if for identification purposes only.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488. In the summer, viewings are recommended for a Saturday during the change-over time between 1030 and 1400 hours.

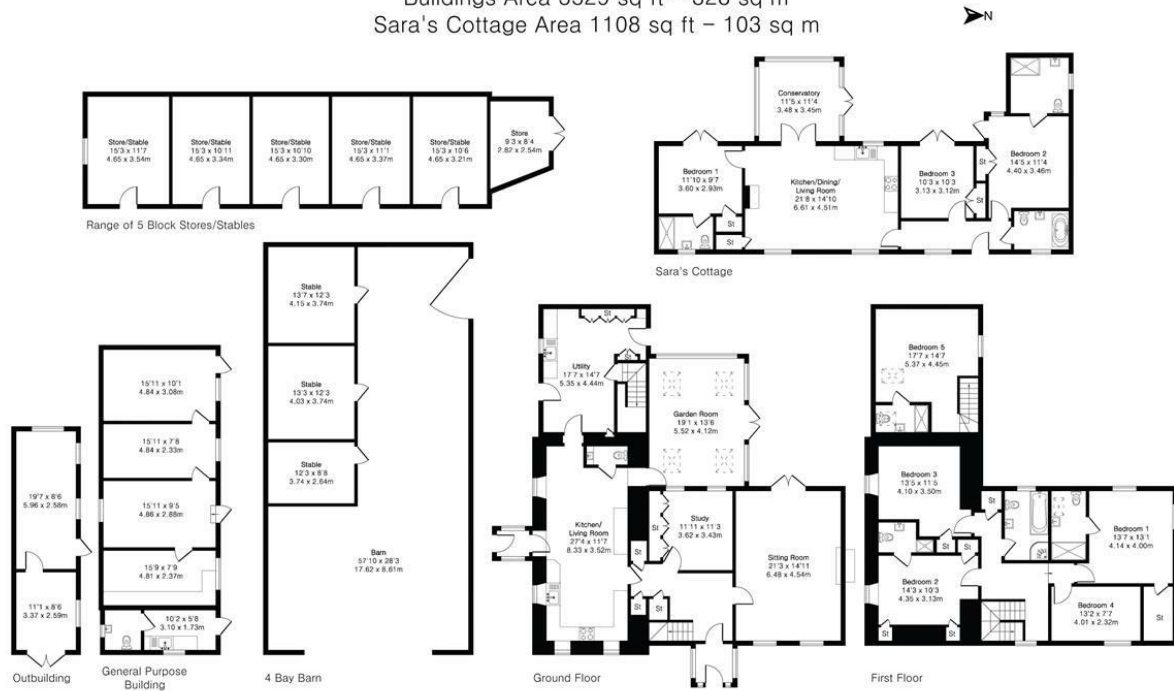
SERVICES

Mains water and electricity connected. Private drainage systems. Oil-fired central heating to the main house and electric central heating to Sara's Cottage. Broadband: Standard and Ultrafast available (Ofcom). Mobile telephone: 02 and Vodaphone variable indoors, and 02, EE, Three and Vodaphone good outdoors (Ofcom).

DIRECTIONS

At Truro, on the A390 travelling westward towards Highertown, shortly after Lidl and at the start of the two lanes, turn left signed Penweathers. Carrine is 1.80 miles from this junction. Drive down the hill, pass under the bridge and the arched railway bridge and continue to the bottom of the hill. Ignore the turning to the right, drive up the hill and ignore the turning to the left on the brow. Continue for about ¼ mile and the entrance to Carrine will be seen on the right-hand side. There is a nameplate.

Approximate Gross Internal Area 2838 sq ft - 264 sq m
(Excluding Buildings/ Sara's Cottage)
 Ground Floor Area 1578 sq ft – 147 sq m
 First Floor Area 1260 sq ft – 117 sq m
 Buildings Area 3529 sq ft – 328 sq m
 Sara's Cottage Area 1108 sq ft – 103 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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	67	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



