

goundrys
SALES

Greebottom, Chacewater

Truro

Guide Price

£310,000

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tucked away along an unmade lane in Greenbottom, The Old Barn is a wonderfully quirky and characterful property, arranged over three levels and enjoying private gardens.

Although currently utilised as a one-bedroom residence, the accommodation offers a flexible layout which, in our opinion, could lend itself well to two-bedroom use, subject of course to an individual buyer's requirements.

An entrance hallway welcomes you into the property, with direct access to the shower room and a generously sized living room. This charming reception space enjoys sliding doors opening out to the rear garden and offers ample room to be used as a combined living/dining area if desired.

From the hallway, steps lead down to the kitchen and an additional room which could potentially be used as a second bedroom, study or further reception space. Our clients have previously used this area as an additional sitting room, further highlighting the flexibility of the layout. Further steps from the hall lead up to the main bedroom.

Externally, The Old Barn benefits from a single garage and comfortable parking for at least two vehicles. One of the property's standout features is undoubtedly the garden. Generous in size, well planted and enjoying a good degree of privacy, the gardens provide a lovely setting and include a wildlife pond. The property also benefits from solar panelling.

Full of individuality and charm, The Old Barn is likely to appeal to buyers seeking something a little different in a private setting. Viewings are highly recommended.

Information

The information provided in this listing, including details relating to material facts, is given in good faith and to the best of our knowledge based on information supplied by the seller or the sources stated. However, buyers must not rely solely on these details and are required to make their own independent enquiries before entering into any agreement to purchase.

We recommend that all information, particularly relating to boundaries, tenure, planning status, building regulations, covenants, construction, and other legal matters is verified by the buyer's solicitor at the earliest opportunity.

Please note that we do not act as Chartered Surveyors. Any references to the construction, condition, or structure of the property are general observations and should not be treated as professional assessments. Buyers are strongly encouraged to instruct a qualified surveyor to carry out a full inspection if these details are important to them. Furthermore, as estate agents, we do not verify planning permissions, building regulation approvals, or any title-related matters such as covenants or easements. Buyers must rely on their own solicitor or legal representative to investigate and confirm these details as part of the conveyancing process.

All measurements are approximate and provided for guidance purposes only. Any fixtures, fittings, or appliances mentioned in these particulars are not necessarily included in the sale unless specifically stated in the Fixtures and Fittings Form (TA10) and confirmed by the conveyancers.









Important Information For Buyers:
Tenure: Freehold

Council Tax Band: D (Source: Vendors PIQ)

Construction & Age: The construction type and age of the property have not been confirmed by a professional. Buyers are advised that we are not acting in the capacity of a chartered surveyor and should instruct their own surveyor or other appropriate professional to verify these details.

Heating: We understand the property has electric heating (Source: Vendor's PIQ).
Water Supply: We understand the property is connected to mains water (Source: Vendor's PIQ).
Sewage: We understand the property is connected to private sewerage (Source: Vendor's PIQ).
Electricity: We understand the property is connected to mains electricity (Source: Vendor's PIQ).

Flood Risk: Not checked. Buyers are advised to make their own enquiries via the Government Flood Risk service.

Parking & Access: Where the property benefits from off-street parking or other rights of way, these will be clearly detailed within the property description. Buyers are advised to verify any access or parking arrangements as part of their own enquiries.

EPC: TBC – Certificate valid until TBC

Approximate What3Words Location: ///played.pumps.witty

Stamp Duty: As with all property purchases, Stamp Duty Land Tax (SDLT) may be payable. The amount, if any, will depend on the buyers' individual circumstances. Buyers are advised to seek professional advice.

Broadband: Predicted download speeds of 15–80 Mbps (Source: Ofcom Broadband Checker)

Mobile Coverage: Predictions only and not guaranteed (Source: Ofcom Mobile Checker)
EE – Good outdoor
O2 – Good outdoor
Three – Variable outdoor
Vodafone – Good outdoor and variable indoor

ANTI-MONEY LAUNDERING REGULATIONS – Purchasers
In accordance with legal requirements, we must obtain verified identification from all buyers before a sale can proceed. We kindly ask for your cooperation to help avoid any unnecessary delays. Full details of the verification process will be provided once your offer has been accepted.

PROOF OF FINANCE – Purchasers
Before a sale can be agreed, we will require proof of your financial ability to proceed with the purchase. Your cooperation is appreciated to ensure the process runs smoothly. We will advise you of the specific documentation required prior to finalising the sale.









Truro Sales

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