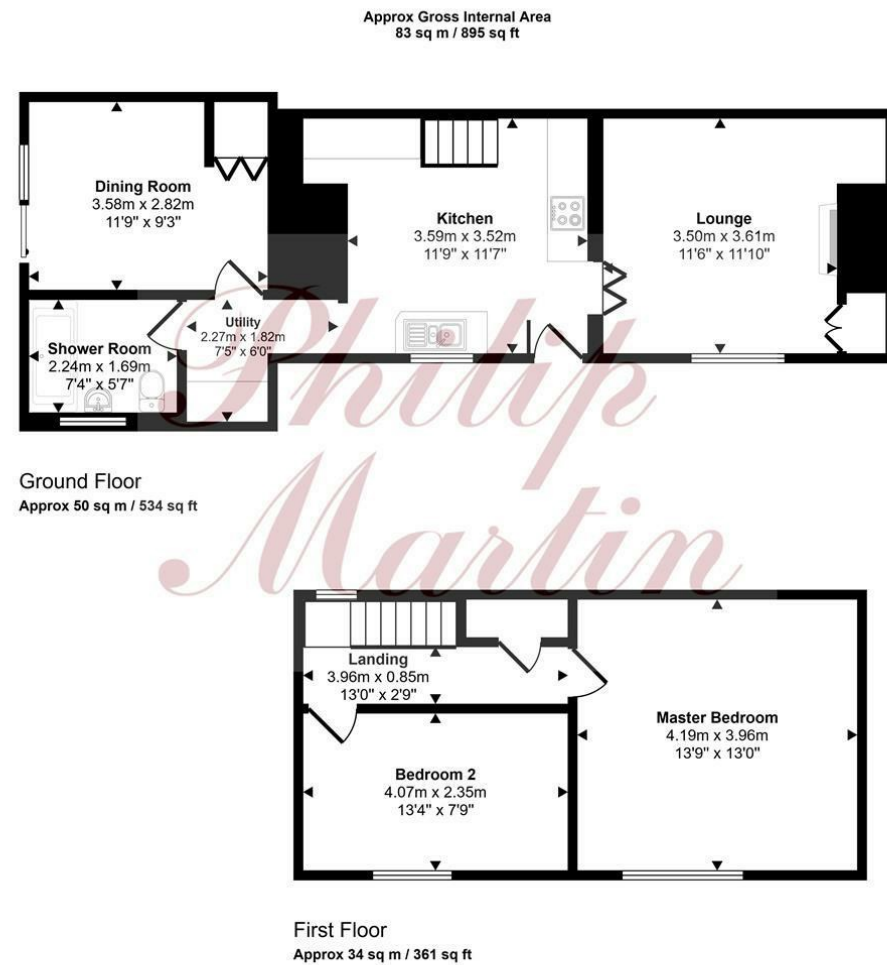


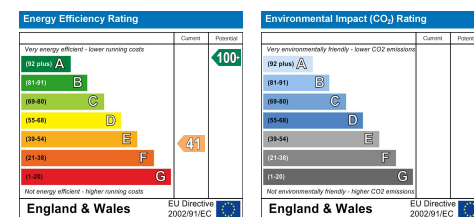
## PENWEATHERS, NEAR TRURO



### KEY FEATURES

- Attractive Detached Cottage
- Very Private Setting
- Two Bedrooms
- Kitchen, Dining Room
- Oil Central Heating
- 1.36 Acres
- Far Reaching Views
- Sitting Room
- Shower Room
- Double Glazing

### ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



### CONTACT US

9 Cathedral Lane  
Truro  
Cornwall  
TR1 2QS

3 Quayside Arcade  
St Mawes  
Truro  
Cornwall  
TR2 5DT

01872 242244

01326 270008

sales@philip-martin.co.uk

stmawes@philip-martin.co.uk

### DREBELL, PENWEATHERS, TRURO, TR3 6EA

#### PRETTY DETACHED COTTAGE WITH 1.36 ACRES ON CITY OUTSKIRTS

Enjoying complete privacy with no near neighbours and lovely rural views.  
In need of modernisation but offering huge potential to enlarge subject to consent.  
Two double bedrooms, sitting room, dining room, kitchen and shower room.  
Extremely private position yet within a mile of Truro city centre and easily accessible to Falmouth.  
No Chain. Freehold. EPC - E. Council Tax Band C.

GUIDE PRICE £325,000



## GENERAL COMMENTS

Drebell is a very attractive detached period cottage located in a quiet, rural setting yet within walking distance of Truro, Treliske hospital and Truro College. The whole property is incredibly private with no near neighbours and enjoys a very sunny setting and fabulous views over the surrounding countryside. The cottage is centrally heated and whilst in need of modernisation is perfectly habitable. The accommodation includes two double bedrooms on the first floor with sitting room, kitchen, dining room and bathroom downstairs. The cottage enjoys far reaching views over the valley and countryside beyond and there is a large private garden and lots of parking. There is potential to extend the cottage and erect a garage subject to consent. The gardens and grounds extend to approximately 1.36 acres and includes a gently sloping south facing paddock which has huge potential to create an orchard and perfect for hobby farming. The cottage is sold with no onward chain and an internal viewing is essential.

## LOCATION

Penweathers lies on the South Western side of the city and is easily approached a minor country road which lead directly off the A390 Truro to Threemilestone main road. The shopping centre of Truro itself is little more than a mile from the property and hence there is easy access to the Cathedral, Hall for Cornwall, a range of private and state schools and also a main line railway link to London (Paddington). Penweathers lies close to the sailing waters of the Fal Estuary, Falmouth is about nine miles away and the north Cornish coast at St. Agnes and Perranporth a similar distance.

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

## KITCHEN

11'9" x 11'6" (3.59m x 3.52m)  
Partly glazed stable style entrance door. Base and eye level units. One and a half bowl stainless steel sink with space and plumbing for dishwasher below. Zanussi integral oven, and ceramic hob over. Former fireplace with potential for adding a wood burning stove or range cooker. Stairs to first floor. Window to front overlooking the garden with countryside views beyond. Exposed beams. Door to:



## SITTING ROOM

11'10" x 11'5" (3.61m x 3.50m)  
Window to front, enjoying countryside views. Open fireplace with tiled hearth, wooden lintel and shelves in firebreast, recess. Radiator, exposed beams. Telephone point.

## INNER HALL/UTILITY

Worktop with space and plumbing for washing machine and space for tumble dryer below. High level shelved storage cupboards.

## SHOWER ROOM

Low level w.c, vanity sink unit, double shower with fully tiled surround and Triton electric shower over. Tiled floor, radiator, frosted window to front.

## DINING ROOM

11'8" x 9'3" (3.58m x 2.82m)  
Sliding patio doors overlooking the rear garden and opening to a paved patio, radiator. Shelved airing cupboard.

## FIRST FLOOR

Landing, window to rear. Storage cupboard.

## BEDROOM ONE

13'8" x 12'11" (4.19m x 3.96m)  
Window to front enjoying views over the garden and the surrounding countryside. Loft access, radiator.

## BEDROOM TWO

13'4" x 7'8" (4.07m x 2.35m)  
Window to front enjoying similar far reaching rural views.

## OUTSIDE

Drebell is accessed from a minor country lane via a five bar wooden gate and a driveway leads up to the cottage. There is parking for at least five cars and potential to erect a garage subject to consent. A paved patio runs most of the length of the cottage



providing plenty of sitting out space to enjoy the south facing sunny aspect and far reaching countryside views. Outside tap. On the far side of the cottage is a second paved patio accessed from the dining room via sliding patio doors. The gardens are predominantly gently sloping lawn and the whole property is extremely private. Steps lead to a wooden garden shed and further steps lead to a lower garden where there are further shrubs and trees and onto the lower garden where there is private drainage. On the opposite side of the parking area and driveway is a small gently sloping south facing paddock which has plenty of opportunity to create an orchard and perfect for hobby farming with space for goats, pigs and poultry. There are also a couple of dilapidated sheds. The grounds extend to approximately 1.36 acres.

## COVENANTS

The sellers have imposed the following restrictive covenants.

1. Not to use the house being part of the property other than as a single dwelling and any ancillary annex.
2. Not to cause a nuisance or annoyance to the transferor or the owners or occupiers from time to time of the retained land.
3. Not to use the Property for any trade or business save this shall not prevent the Property being used for letting purposes or use of a home office on the property.
4. Not to object to the use or proposed use of the Retained Land by the Transferor, or any successor in title or any tenant from him/her, for the following purposes agricultural, equine, horticultural or forestry.
5. The seller will reserve the mineral rights under the property [surface mineral working excluded]

## TENURE

Freehold

## COUNCIL TAX

Band C.

## SERVICES

Mains water and electricity. Private drainage. Oil fired central heating.

## 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

Proceeding along the A390 from the top of Arch Hill towards the Sainsbury roundabout take the left hand turning into Penweathers Lane just before New County Hall. The road will drop down into the valley and at the top of the hill after a left hand bend the property will be found on the left hand side where a Philip Martin sale board has been erected.