



Roswinnick Farmhouse, Three Burrows, Penstraze, TR4 8HE

£375,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Semi-detached cottage
- Convenient location on outskirts of Truro
- 4 bedrooms, bath/shower room
- 2 reception rooms, kitchen, utility
- Full of character & charm
- Beautifully maintained sunny garden
- Driveway parking for 3 plus detached single garage
- Video tour available



*A characterful yet spacious semi-detached cottage conveniently located on the outskirts of Truro.
Well presented 4 bedroom, 2 reception room accommodation with gorgeous
sunny garden, driveway parking and detached single garage.*



The Property

A wonderful semi-detached cottage believed to date back to the early 1800's with a wealth of character and charm. The extended accommodation provides an impressive near 1,500 sq ft of space across four bedrooms, two reception rooms as well as a separate kitchen, bathroom and utility. Complete with off road parking for three cars leading to a detached single garage.

Entering the property a small conservatory provides a front porch and sunny seating area with an entrance hallway providing access to the two reception rooms. On the right is a great sized living room with exposed beams, window to front aspect with shutters and gas fireplace. To the left is a lovely dining room with exposed beams integrated storage, window to front aspect with shutters and open staircase rising to the first floor. An inner hallway connects the extended part of the property with a downstairs room currently providing a double bedroom but could easily be utilised as an office space, playroom or further reception space.

There is a good-sized galley kitchen with windows and glazed door to rear aspect, a range of base and eye level units with worktop and one and a half ceramic basin as well as an electric cooker. At the end of the kitchen an archway leads to a useful utility room with additional units and space/plumbing for washer and dryer. The final room on the ground floor is the family bathroom which has a window to rear aspect and is generous in size providing a four-piece suite with WC, basin, bath and separate shower cubicle. On the first floor there are three bedrooms; the master is a great sized double with integrated storage and lovely views over the garden. The second is a double in size and the third a large single or small double.

The outside space of this property is a real treat with a long South facing garden set to the front of the property which has been thoughtfully landscaped and impeccably maintained. Now providing several seating areas, an area of lawn, established planted beds and tress enclosed by stone walls as well as a pond and timber shed. To the rear of the property is a small patio off the kitchen leading to a paved driveway providing space for three cars in front of a detached single garage. There is further parking available in front of the property via a lay-by if needed.

If you are looking for a property in a convenient semi-rural location with lots of character, good sized accommodation and a beautiful garden then look no further!





The Location

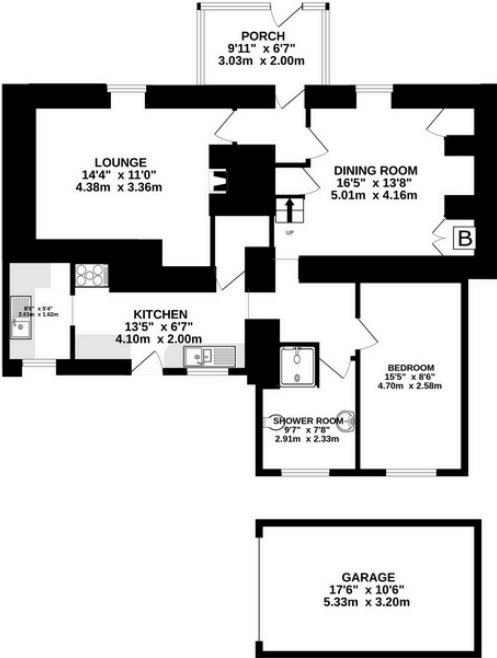
Three Burrows & Penstraze are located on the outskirts of Truro, around 4 miles to the West. This is a great spot for those wanting the convenience of the city to be easily accessible yet feeling out in the countryside and a short drive away from the North Cornish coast. This is a particularly convenient spot for commuters with central Truro, Treiske Hospital, Richard Lander secondary school and Truro & Penwith College being a short drive away in one direction and the A30 an even shorter distance in the other direction linking you with the rest of the county. The village of Chacewater is a 5 minute drive down the road with amenities including a primary school, bakery, fish & chip shop, café, general store, Kings Head Inn, bowling club, village hall, church and garden centre. You are close to some of Cornwall's most stunning scenery here on the North Cornish coastline with the likes of Porthtowan, Chapel Porth & Trevaunance Cove beaches as well as the beautiful village of St Agnes all within a 10/15 minute drive. The recently completed 'Saints Trail' is a bike route passing directly in front of the house which was designed to provide a safe cycling route from Threemilestone to St Agnes providing an immediate family activity on the doorstep.

Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned schools are in abundance and there is a main line railway link to London (Paddington) within 5 hours. Draws such as the newly renovated Hall for Cornwall, historic Truro Cathedral and Royal Cornwall Museum are on one's doorstep with regular city events taking place throughout the year such as Truro Food Festival, City of Lights and famous Christmas markets.

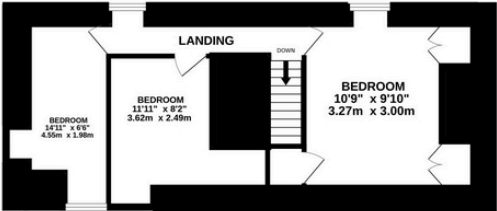


Floorplan

GROUND FLOOR
1048 sq.ft. (97.4 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 1484 sq.ft. (137.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Property Information

Tenure: Freehold

Council Authority: Cornwall

Council Tax Band: D

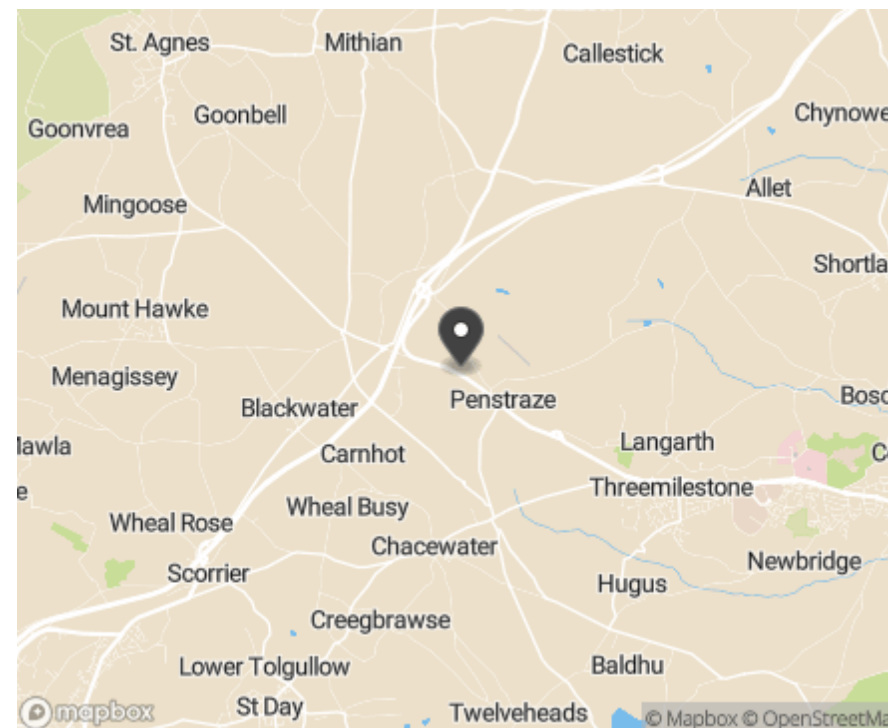
Services: Mains water and electric and gas are connected. The property has oil fired central heating and private septic tank drainage.

Mobile Signal: Best network Three – (good indoor & outdoor)

Broadband: Superfast available. Max Download 48Mbps. Max Upload 8Mbps.

Note: There is planning permission for the barn behind the property to be converted into residential accommodation under planning reference: PA23/06649.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.