



Silverwell, Truro

Truro

Guide Price
£775,000

Tenure: Freehold

Bedrooms: 5 | **Bathrooms:** 3 | **Receptions:** 2

This is a wonderful opportunity to acquire a very well presented and maintained south-facing detached cottage with separate detached studio located in a tranquil location between Truro and St Agnes, and within easy distance of the coast and main A30 trunk road. The property would suit a family, and anyone looking for a smallholding with letting income.

This beautifully presented cottage and studio are situated within their own gardens with adjacent paddock and woodland in all totalling around 2.25 acres.

In recent years the properties have been significantly updated and are offered to the market in excellent presentation.

SOLD WITH NO ONWARD CHAIN

The Cottage

The Cottage (Sleeps 7): A well-presented attractive and period Cottage with, on the ground floor, an Enclosed Entrance Porch, Living Room with feature fireplace with wood-burner on a slate hearth, Dining Room, well fitted Kitchen, Utility Room, Bathroom and twin Bedroom. The first floor offers 2 Double Bedrooms, Single Bedroom and a Shower Room. Outside the cottage has its own private garden.

The Cottage won the prestigious Gold Award in 2018 for Best Property in the West Country as part of the nationwide Sykes Gems Awards.

The Studio

The Studio (Sleeps 2): A fine single storey unit (restricted to holiday use) with Open-plan Kitchen/Living/Sleeping Room and a separate Shower Room. Outside is a decked seating area over the garden

The Land

In the region of 2.25 acres the land offers a diverse landscape and nature walks ranging from mixed woodland, broad stream frontage and adjacent field.

Part of the land overlooks the stunning Hayman nature reserve, a bird sanctuary all year round with deer visible throughout the year.





Location

The property is located within a very pretty and quiet valley, and yet only 5 minutes drive from the new A30 trunk road. The North coast beaches of Perranporth and St. Agnes are within a short drive, with the capital city of Truro only 15 minutes away. There are everyday facilities available in Blackwater, St Agnes and Perranporth.

Information.

Tenure: Freehold.

Council tax band: Business rated as holiday lets

Broadband: Ultrafast available (Ofcom)

EPC D51and F37

SERVICES Mains water and electricity connected. Private drainage systems. LPG heating in The Cottage. Electric radiators to The Studio

DIRECTIONS From Truro take the A394 westwards to the A30(T). At the roundabout take the exit onto the A3075 towards Perranporth. Drive for about half a mile and take the first turning to the left towards Perranporth. Pass the pine trees on the left-hand side and take the next turning to the left. Follow the road around to the left and right and where the road bears to the left, continue straight onto a stone lane, at the lower end of which bear to the right into the car parking area into Coldharbour Farm.

Joint Agents: Stags Truro





AGENTS 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 or assumptions 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.

ANTI-MONEY LAUNDERING REGULATIONS – Purchasers

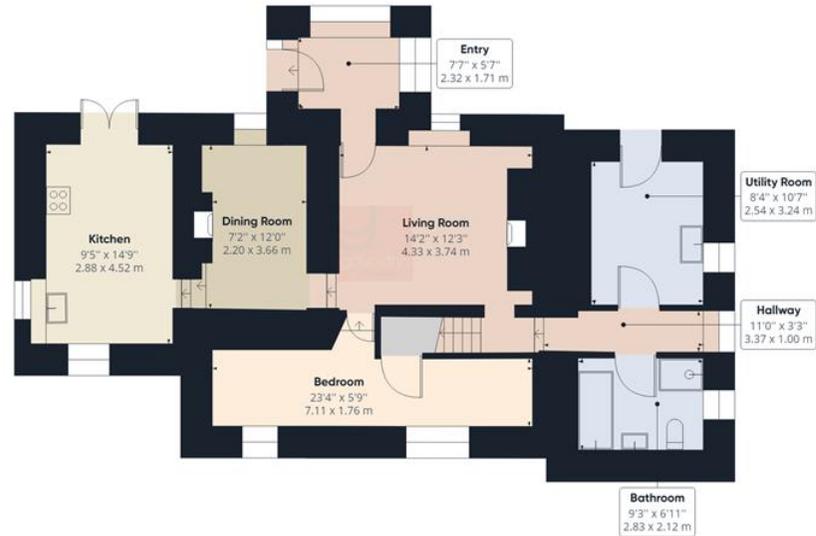
In accordance with legal requirements, we must obtain verified identification from all buyers before a sale can proceed. We kindly ask for your cooperation to help avoid any unnecessary delays. Full details of the verification process will be provided once your offer has been accepted.

PROOF OF FINANCE – Purchasers

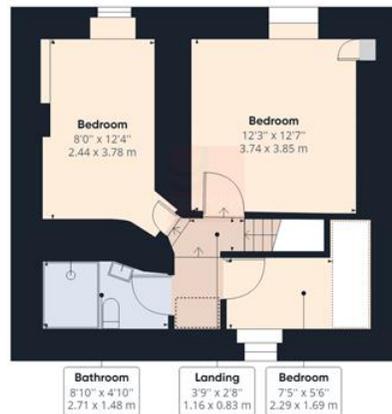
Before a sale can be agreed, we will require proof of your financial ability to proceed with the purchase. Your cooperation is appreciated to ensure the process runs smoothly. We will advise you of the specific documentation required prior to finalising the sale.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1238.63 ft²

115.07 m²

Reduced headroom

9.50 ft²

0.88 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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