



Highlands



Highlands East Hill

Blackwater, Truro, Cornwall, TR4 8HW

Blackwater 0.5 miles – St. Agnes 3.1 miles – Truro 7.4 miles

A charming Grade II listed farmhouse with outbuildings and over 5 acres, enjoying exceptional privacy and far reaching rural views

- Impressive Country Residence
- Surrounded By It's Own Land
- Approx 5.18 Acres in All
- 5 Bedroom Main Home
- Ancillary Potential (Subject to Consents)
- Tastefully Refurbished By The Current Owners
- Beautiful Kitchen/Breakfast Room
- Characterful Reception Rooms
- Freehold
- Council Tax Band E

Guide Price £780,000

SITUATION

Occupying a wonderfully private and elevated position on the outskirts of Blackwater, this impressive country home is ideally placed for those seeking a tranquil lifestyle with excellent connectivity.

Blackwater is a thriving village approximately 7 miles west of Truro and 3 miles from St Agnes and the stunning north Cornish coast. The village offers a pub, shop, post office and community facilities, with excellent access to the A30 for convenient commuting throughout Cornwall and beyond. Truro provides a comprehensive range of amenities including schools, shops, leisure facilities and a mainline railway station.

DESCRIPTION

This attractive, detached Grade II Listed, thatched farmhouse which is understood to be of stone and cob construction with a more modern block extension, has a range of single pane windows and more modern double-glazed units. The property is accompanied by an excellent range of outbuildings and over 5 acres of gently sloping pasture. The property is surrounded by its own land with magnificent views across mid Cornwall towards Carn Brea, the property offers a rare combination of character, convenience and rural seclusion.



The main farmhouse has been sympathetically renovated by the current owners, blending period charm with high-quality modern additions. Features include bespoke wooden casement windows and a stunning kitchen with quartz worktops and range cooker. The layout is exceptionally versatile, with most rooms enjoying superb views over the gardens and surrounding countryside. The accommodation is over two floors and totals 5 bedrooms within the main house with 2 reception rooms, bathroom, shower room and a utility.

Attached to the main house there is a two-storey self-contained space that provides excellent ancillary potential (subject to the necessary consents). We recommend any interested parties speak to Stags Truro for further information.

OUTSIDE

The farmhouse is approached along an impressive tree-lined driveway leading to extensive parking. The surrounding gardens are beautifully mature, with sweeping lawns, established shrubs and trees, and numerous seating areas perfectly positioned to capture the sun and far-reaching views.

A west-facing terrace adjoins the sitting room and enjoys evening sun, a superb location for outdoor dining, and offering scope for a conservatory (subject to planning/consents).

The land is divided into six well-fenced paddocks, ideal for equestrian or hobby farming use.

There are a range of outbuildings which comprise; 2 stables with light and power, stone feed/store room, double timber car port, large corrugated barn and a concrete yard/holding pen adjoining the stables.

SERVICES

Mains electricity, Oil fired central heating, mains water, private drainage via a septic tank. 'Good' mobile phone coverage. 'Standard' and 'Superfast' internet. (Ofcom) Please note the agents has not inspected or tested these services.

VIEWINGS

Strictly by prior appointment with the vendor's appointed agents, Stags.

DIRECTIONS

What3words.com: [///directly.scooters.ground](https://www.what3words.com/#!/directly.scooters.ground)



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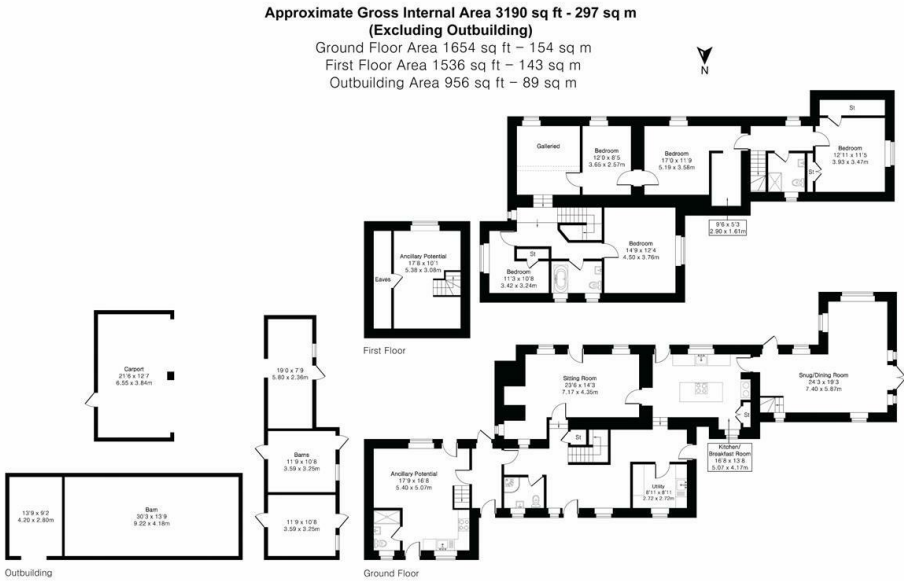


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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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.



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