

2 Shute House Quenchwell

Carnon Downs, Truro,
TR3 6LN

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS









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Quenchwell

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TR3 6LN

TERRACED COTTAGE FOR RENOVATION

A two-bedroom terraced cottage situated in a quiet, semi-rural location on the outskirts of Carnon Downs. In need of complete refurbishment, the property offers an opportunity to restore and modernise a character home within convenient reach of Truro and Falmouth. Accommodation comprises an entrance porch, hall, lounge, kitchen/dining room, rear hall and bathroom, with two bedrooms upstairs. Small courtyard and garage. Offered for sale with no onward chain. Freehold. Council Tax Band B.



Guide Price £225,000

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GENERAL COMMENTS

2 Shute House is a two-bedroom mid-terrace cottage situated along a minor country lane on the outskirts of Carnon Downs. The setting combines a tucked-away position with convenient access to the village and the nearby towns of Truro and Falmouth.

The property requires renovation throughout and offers scope for a purchaser to update the accommodation to their own requirements. Character features include exposed ceiling beams and a fireplace in the lounge.

The ground floor comprises an entrance porch, hall, lounge, kitchen/dining room, rear hall and bathroom. There are two bedrooms on the first floor. Outside is a small courtyard and a garage. The property is offered for sale with no onward chain.

LOCATION

Shute House is situated in a semi-rural setting along a minor country lane, within a short walk of Carnon Downs. The position is convenient for access to both Truro and Falmouth, as well as the creeks and sailing facilities of the Fal Estuary.

Carnon Downs provides a range of everyday amenities and bus connections to Truro and Falmouth. Truro lies approximately four miles away and offers a comprehensive range of shopping, educational and leisure facilities, together with a mainline railway station with services to London Paddington. Falmouth lies approximately six miles to the south.



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

PORCH

An enclosed entrance porch with glazed door and windows. Door to the hall.

HALL

Stairs rising to the first floor and door to the lounge.

LOUNGE

4.87 x 3.49 (15'11" x 11'5")
Window to the front. Fireplace with hearth and





mantel, shelving to the adjoining recesses and exposed ceiling beams.

KITCHEN/DINING ROOM
4.98 x 2.66 (16'4" x 8'8")
An existing range of wall and base cupboards with work surfaces and sink. Space for a dining table. Exposed ceiling beams, window to the rear and access to the rear hall. The kitchen requires replacement as part of the refurbishment.

REAR HALL
External door opening onto the courtyard and door to the bathroom.

BATHROOM
3.21 x 1.41 (10'6" x 4'7")
Existing suite comprising a bath with shower over, wash hand basin and w.c. Tiled walls and floor, and window to the rear. In need of refurbishment.

FIRST FLOOR

MASTER BEDROOM
4.73 x 3.25 (15'6" x 10'7")
A spacious bedroom with a window to the front and exposed timber floorboards.

BEDROOM 2
3.42 x 2.75 (11'2" x 9'0")
Window to the rear.

OUTSIDE
A small courtyard provides space for outdoor seating and access to the rear of the property, this area also provides access to the neighbouring cottage.

GARAGE

SERVICES
Mains electricity, water and private drainage.

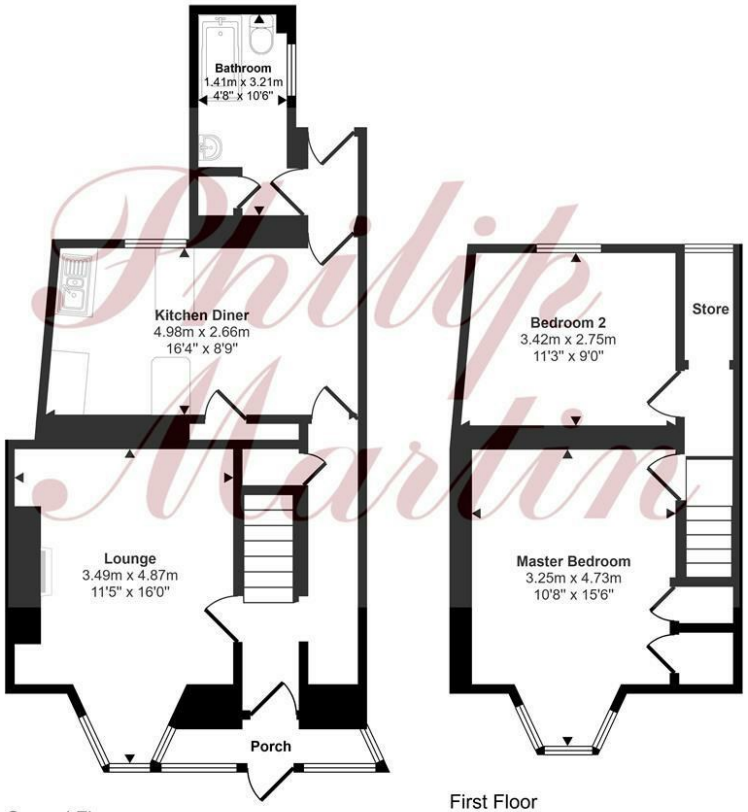
TENURE
Freehold.

COUNCIL TAX
Band B.

DIRECTIONS
From Truro proceed in a southerly direction along the A39 and take the minor road into Carnon Downs which is clearly signposted. Turn right into Quenchwell Road towards the garden centre and after a short distance turn left into Forth Noweth. Proceed along this road and turn right into Woon Lane and then left onto Valley Lane. Continue to the end of the road which ultimately leads into a country lane, head along the lane for a 1/4 of a mile and the property will be on the left hand side.

What three words - ///revisit.spires.ounce

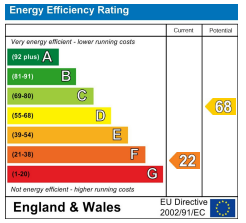
Approx Gross Internal Area
81 sq m / 868 sq ft

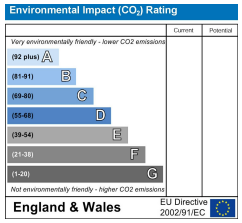


Ground Floor
Approx 50 sq m / 533 sq ft

First Floor
Approx 31 sq m / 335 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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