



Ivy Cottage,  
Scorrier, Redruth



**Ivy Cottage, Whitehall,**  
Scorrier, Redruth, Cornwall TR16 5BB

**Guide Price - £295,000 Freehold**

- End terrace bungalow/barn conversion
- Open plan living room/kitchen
- Two/Three bedrooms
- Victorian style bathroom
- Large timber built annexe / playroom
- Additional outbuilding/former stable
- 0.4 acres of gardens

*A characterful single storey Grade II Listed barn/stable conversion set within a generous 0.4 acres of gardens in a convenient location between Scorrier and Chacewater.*

### **The Property**

Believed to have once been the stable/barn to Whitehall Farm, this cozy end terrace home is highly individual and provides a reception hall, open plan living room/kitchen, two/three bedrooms and a period style bathroom.

Set well back from the main road, the property is fronted by an enclosed south facing courtyard style garden to the corner of which is a former stables/kennel, ideal for using as a hobby/studio/workshop.

To one side is a generous parking area which in turn leads into the large rear garden which is laid mainly to lawn and includes two garden rooms and a garden shed.

It should be noted that the original planning consent granted in 2023 was for a holiday home. We are not able to confirm if there has been any change to this.







### Agent's Note

At the time of receiving instructions to market Ivy Cottage, we are awaiting confirmation of the Council Tax banding of the property.

**EPC G Council Tax Band tbc**

### Services

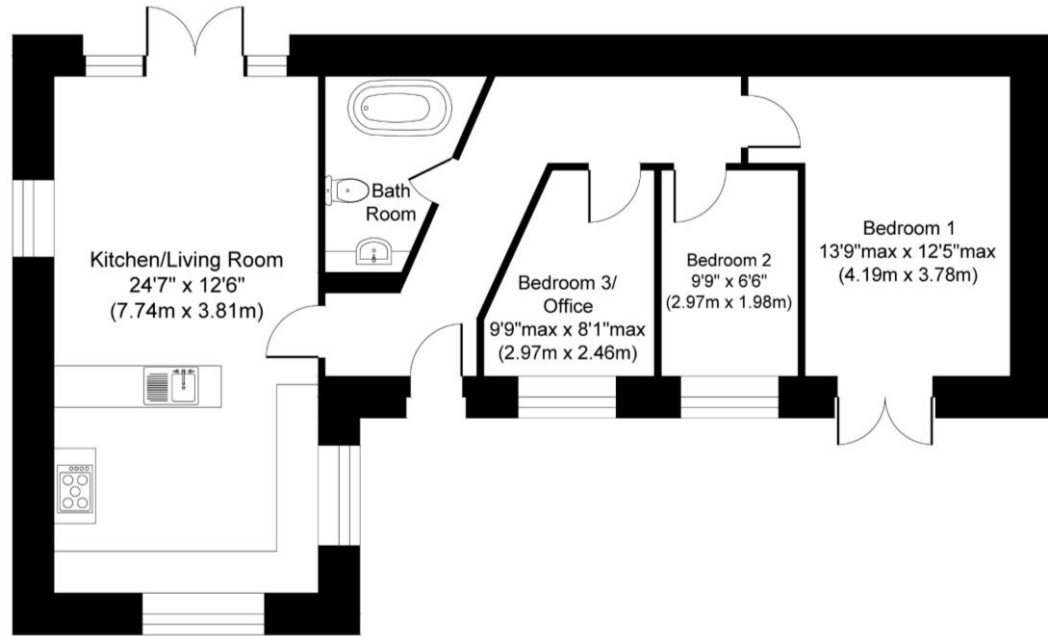
Mains water and electricity are connected to the property. We have been told that the private drainage is shared with the adjacent property, Gingerbread Cottage, and currently the caravan next door. Interested parties are advised to make their own enquiries to the relevant service providers.

### Wayleaves, Easements & Rights of Way

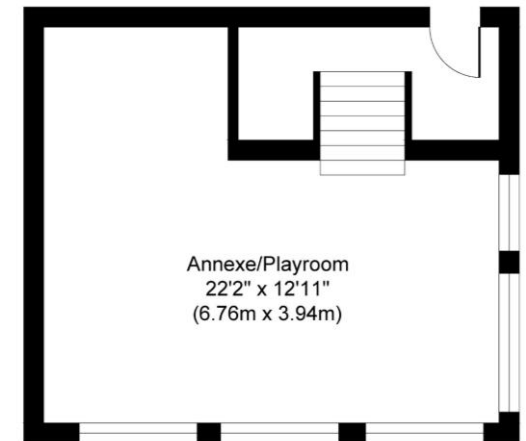
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist. It enjoys a right of way over the driveway.

### Particulars & Plan

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 intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



**Ground Floor**  
**Approximate Floor Area**  
**769 sq. ft**  
**(71.43 sq. m)**



**Outbuilding**  
**Approximate Floor Area**  
**429 sq. ft**  
**(39.81 sq. m)**



### Location

The village of Scorrier is located to the west of Truro on the County's main arterial route, the A30. The property can be found on the Truro side of Scorrier between Scorrier and Chacewater, making it an ideal central location for access to the facilities of Chacewater, Redruth, Camborne and of course Truro. The coast at Portreath and St Agnes is within a 15 minute drive, or alternatively on foot or cycle using the network of off-road trails for which the area is so popular.

**Chacewater 1.5 miles | Redruth railway station 2.4 miles**  
**Camborne 6 miles | Portreath 6 miles | Truro 10 miles**

### Viewing

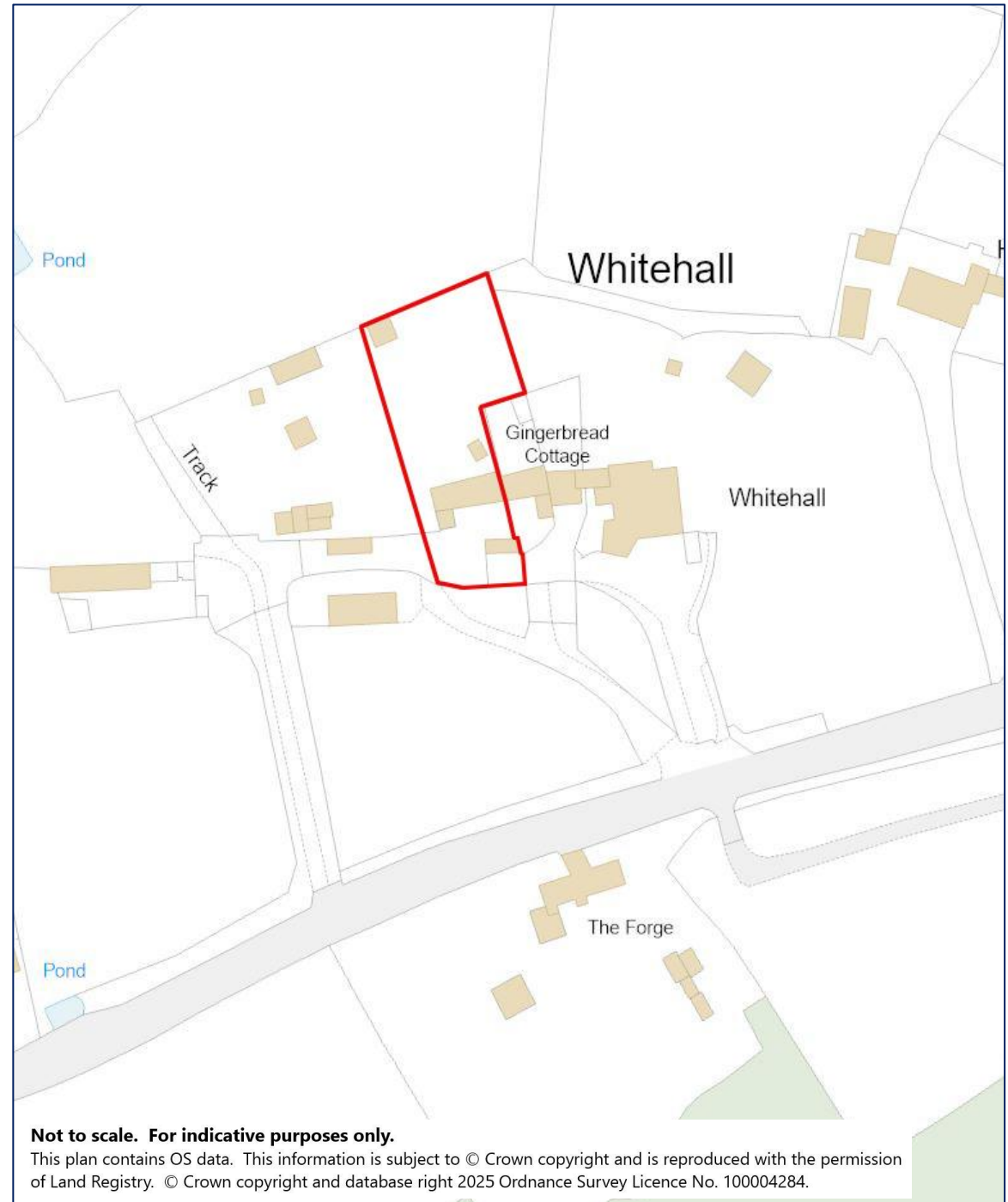
Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722

email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

### Directions

Leave the A30 at the Scorrier junction and proceed toward Redruth. Turn left just before the caravan sale centre and continue past the Crossroads Motel on the right hand side. Upon reaching the crossroads at the end of this road, turn left onto the A3047 toward Truro. The property for sale will be found a short way along on the left hand side identified by a Lodge & Thomas for sale board.

**what3words**///unwanted.manifests.hasten







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