



**CLIVEPEARCE**  
Now you're moving

4 Bedrooms

House - Detached

Asking Price

£725,000

Located in

Truro



[www.clivepearceproperty.com](http://www.clivepearceproperty.com)



# Higher Chelean

Truro | | TR4 8RP



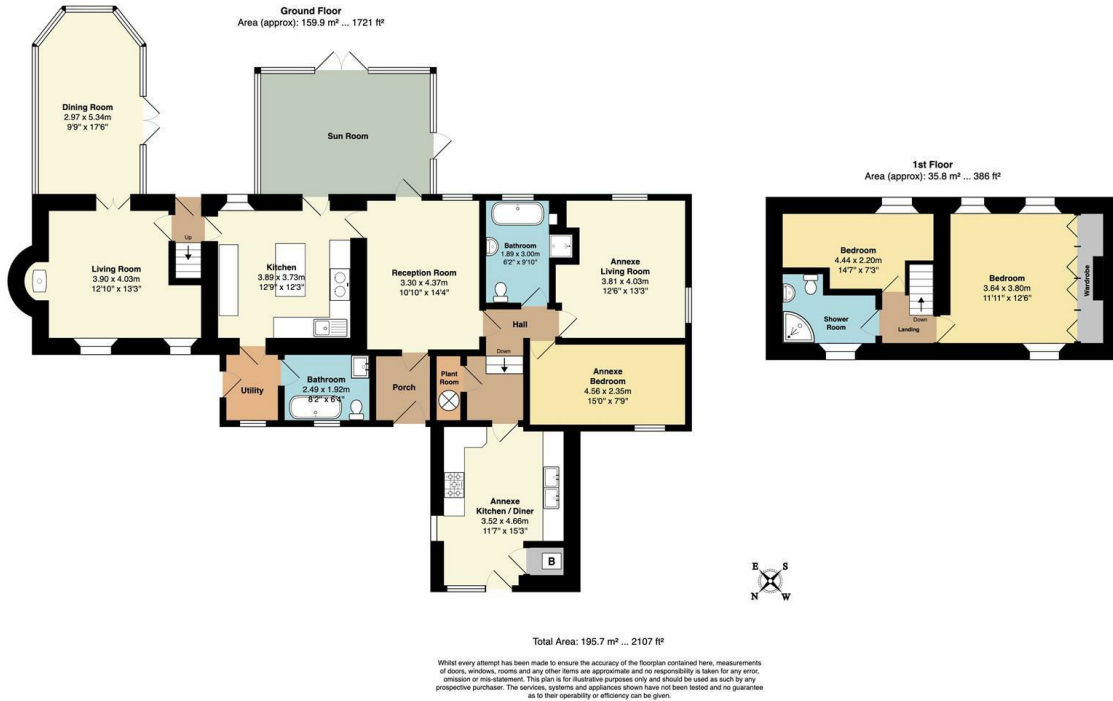
A particularly stunning, very flexible and substantial detached residence, equally suited as a large family home or home plus adjacent annexe, set centrally within large and delightful gardens in a popular and sought after village.

# Higher Chelean

£725,000 Freehold



- Impressive detached period residence centrally positioned within its stunning gardens
- Located in attractive semi rural village with Pub and wonderful walks
- Two sun rooms, living room & flexible room
- Three bathrooms
- Polytunnel, car port, veranda and summerhouse
- Flexible four bedroom accommodation as large family home or home with annex
- Gated entrance and sweeping driveway with brick pavers
- Attractive central kitchen and utility
- Owned solar panels with feed in tariff plus solar thermal
- Formal gardens and well designed, productive fruit/vegetable garden



## Council Tax Band F

### Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>89</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

31 Lemon Street  
Truro  
Cornwall  
TR1 2LS



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hello@clivepearceproperty.com

01872 272622

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