



MAP estate agents
Putting your home on the map

Cottingham Farm, Blackwater, Truro

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St Agnes 3.5 miles | Redruth 4 miles | Portreath (north coast) 5.5 miles | Truro city 8 miles | Camborne 7.5 miles | Falmouth (south coast) 12.5 miles | Newquay Airport 23.5 miles | Plymouth 59 miles | Exeter M5 92 miles (Distances are approximate)

Located on the outskirts of Blackwater within a semi-rural location is this substantial end terrace family home 'The Willows'.

The property offers impressive accommodation throughout with generous size rooms all of which benefit from double glazed windows and doors complemented by a comprehensive oil fired central heating system along with solar panels with battery.

Entrance conservatory | Kitchen/diner | Lounge | Sun room | Dining room | Utility | Cloakroom | Five bedrooms, Two bathrooms | Shower room | Walk-in storage cupboard | Gardens and parking

£500,000

Freehold



Property Introduction

From the driveway, a pathway gives access to a conservatory entrance with the accommodation comprising of a large lounge, kitchen/diner, dining room an impressive sun room with bi-folding doors leading directly out to the garden, utility room, cloakroom whilst to the first floor are five bedrooms and three bathrooms, one serving as a jack and jill style en-suite to the principal bedroom.

The property is approached by a long shared driveway which leads to the parking immediately to the front of the property. There is a private garden to the rear with a paved patio leading on to a large lawn with mature hedging, shrubs and trees and access to a feature raised fishpond with waterfall.

Within the garden are also two useful outbuildings. Overall, 'The Willows' is a wonderful opportunity for those buyers seeking a large family home within a peaceful setting with the advantage of being within a reasonable distance to the main towns as well as the popular north coast.

Location

The property is ideally situated for access to the main A30 serving and accessing other parts of the county that much easier, as well as having nearby amenities within the village of Blackwater.

The cathedral city of Truro lies approximately eight miles distant, this being the main centre in Cornwall for business and commerce with its meandering cobbled streets, Georgian

architecture and is a popular destination for visitors and local alike.

It is also home to The Hall for Cornwall being situated on the piazza, popular parks and its three spired cathedral.

The north coastal villages of St Agnes, Portreath and Porthtowan are nearby and are renowned for their excellent surfing beaches and majestic clifftop walks taking in the beautiful rugged scenery.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

CONSERVATORY 16' 7" x 7' 10" (5.05m x 2.39m)

uPVC double glazed windows with slate sills, tiled floor, built-in louvre door storage cupboards. Solar battery, uPVC door giving access to:-

HALLWAY

Shelved recess and doorways giving access to:-

LOUNGE 34' 8" x 13' 10" (10.56m x 4.21m) maximum measurements

Three uPVC double glazed windows, door to side access and French doors to the sun room. Fireplace with oil fired fire with back boiler, two radiators.

KITCHEN/DINER 19' 0" x 14' 8" (5.79m x 4.47m) maximum measurements

uPVC double glazed window, single stainless steel sink unit with mixer tap, a good range of base and wall mounted storage cupboards, two drawer storage unit, extractor hood, dishwasher, range cooker, radiator, wine cooler. Small passageway giving open access to:-

DINING ROOM 15' 1" x 12' 9" (4.59m x 3.88m) maximum measurements

Double glazed door giving access to the rear sun room with additional doorway to lounge, staircase to first floor and radiator. Shelved corner recess, feature stained glass window with granite lintel over. Open fireplace.

SUN ROOM 20' 3" x 17' 7" (6.17m x 5.36m) maximum measurements

An impressive room with feature bi-folding uPVC doors accessing the garden, tiled floor, two radiators, storage cupboards and 'Velux'



windows giving a great deal of natural light, doorway giving access to a storage passageway, elevated storage cupboards.

UTILITY 11' 0" x 6' 6" (3.35m x 1.98m) L-shaped, maximum measurements

uPVC double glazed windows and door to exterior. Single stainless steel sink unit with double storage cupboard under, plumbing for automatic washing machine and tiled floor. Stable door to rear garden.

CLOAKROOM

Vanity wash hand basin with storage under, mirror over, close coupled WC, tiled floor.

FIRST FLOOR LANDING

Access to:-

WALK-IN STORAGE CUPBOARD

Window to rear elevation, shelved recess.

BATHROOM ONE

Double doors giving access out on to the flat roof, jacuzzi style bath, walk-in shower, vanity wash hand basin with storage cupboard under, close coupled WC and bidet. Chrome heated towel rail, wall mirrors, additional vanity wash hand basin with built-in cupboards and storage under. Radiator, tiled walls access to loft and airing cupboard.

BEDROOM ONE 12' 11" x 10' 10" (3.93m x 3.30m) plus door recess

uPVC double glazed windows to side and rear elevation, radiator. Two built-in double mirrored wardrobes.

SHOWER ROOM

Vanity wash hand basin with storage cupboard under, shower cubicle and close coupled WC. Two wall mirrors with light and shaver point over, tiled floor and 'Velux' window. Tiled walls

INNER LANDING

Access to loft, radiator. Access to:-

BEDROOM TWO 10' 3" x 9' 10" (3.12m x 2.99m)

uPVC double glazed window to front elevation and radiator.

BEDROOM THREE 10' 4" x 10' 4" (3.15m x 3.15m) plus recess

uPVC double glazed window to side elevation. Radiator and two built-in wardrobes.

BEDROOM FOUR 11' 4" x 7' 11" (3.45m x 2.41m) plus door recess

Two uPVC double glazed windows to front elevation. Double wardrobe and radiator.

BEDROOM FIVE 10' 3" x 8' 6" (3.12m x 2.59m) maximum measurements

uPVC double glazed window to front elevation. Radiator and built-in double wardrobe.

BATHROOM TWO

Corner bath with close coupled WC and wash hand basin with storage cupboard under. Tiled walls, 'Velux' window. Wall mirror with light and shaver point over.

OUTSIDE FRONT

As previously mentioned the property is approached by a shared driveway with the adjoining properties and also passes three holiday lets which are currently owned by our vendor. A concrete driveway offers parking facilities with a raised flower bed and a variety of shrubs and trees and two lawns with a pathway giving access to the entrance conservatory. Also to the front is an electric charging point and doorway giving access to a useful storage passageway which runs the width of the property.

REAR GARDEN

To the rear is a beautiful garden being well stocked with a good variety of mature shrubs, trees and hedging. A large patio just off the sun room leads down to a generous size lawn with pathway adjacent and leads down to a feature raised fishpond with waterfall being surrounded by further shrubs and trees. Also within the garden are two useful outbuildings and water tap whilst the vendors have advised us that they will shortly be erecting fencing to fully enclose the garden which currently has open access to the adjoining neighbours garden. Log store by back door.

SERVICES

Private drainage, mains metered water, mains electric. Bottle gas and oil heating.

AGENT'S NOTE

The Council Tax band for the property is band 'D'.

DIRECTIONS

Upon entering Blackwater with the garage on the left hand side take the next turning on the right taking up North Hill, take the turning on the left hand side and proceeding past Wheal Briton Coaches continue for a short distance after turning next left which will lead to the property. If using What3words: mural.topic.evoke



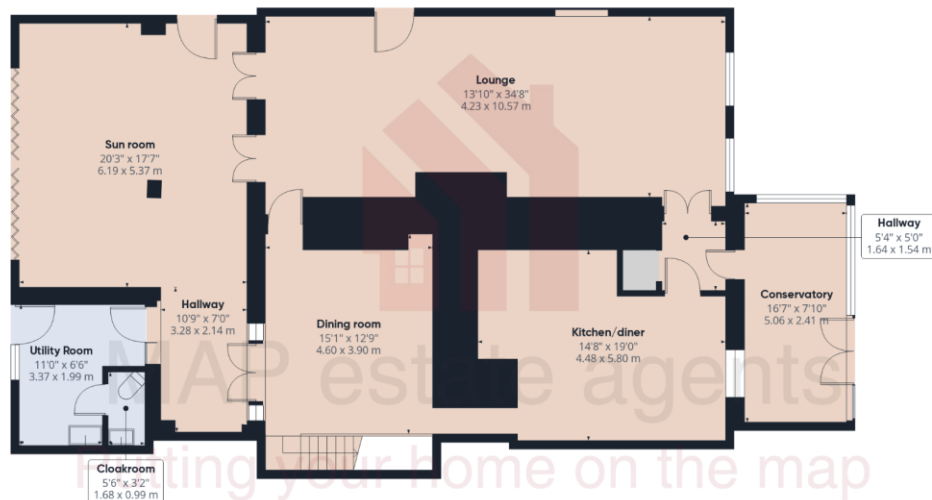


MAP's

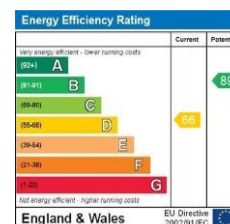
Top reasons to view this home

- A substantial family home on the outskirts of Blackwater
- Located in a semi-rural location
- Five bedrooms
- Three bathrooms plus ground floor cloakroom
- 34' Lounge
- Feature sun room with bi-fold doors to garden
- Kitchen/diner plus separate dining room and utility
- Oil fired central heating system, uPVC double glazing and solar panels
- Established enclosed rear garden laid to lawn with useful outbuildings
- Ample parking

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Approximate total area^m
 2666 ft²
 247.7 m²

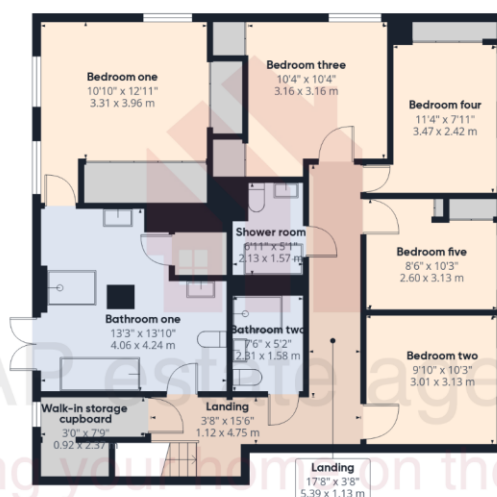


(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



01209 243333 (Redruth & Camborne)
 01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)
 01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)
 01872 672250 (Truro)

Gateway Business Park, Barncoose, Cornwall TR15 3RQ

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