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C A M E L

COASTAL & COUNTRY



East Hill Farm East Hill

Blackwater, Truro, TR4 8HW

Guide Price £459,950



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This former farmhouse has been thoughtfully renovated by the current owners, combining a modern feel with plenty of the property's original character. The accommodation includes a beautiful, spacious bathroom on the first floor, a ground floor shower room and modern kitchen, while the living room, dining room and breakfast room/snug retain a lovely period feel. There are four bedrooms, three reception rooms and two bathrooms, together with front and rear gardens and gated parking.

Blackwater is a lovely, quiet village with a good range of local amenities, including a village shop, school and public house. The Cathedral City of Truro, approximately seven miles away, is the main centre for business and commerce and offers a wide range of amenities, including high street shops, secondary schools, a sixth form college, Hall for Cornwall and a mainline railway connection to London Paddington.

The village is ideally located for access to the north coast, with its rugged coastline and sandy beaches. The popular beaches at St Agnes and Perranporth are both within a short drive, while the nearby A30 provides convenient access to the east and west of the county.

Entrance Porch

6'4 x 5'2 (1.93m x 1.57m)

Hallway

Living Room

14'3 x 11'10 (4.34m x 3.61m)

Dining Room

13'1 x 11'10 (3.99m x 3.61m)

Potential for a downstairs bedroom

Ground Floor Wet Room

5'7 x 5'2 (1.70m x 1.57m)

with underfloor heating

Breakfast Room

11'1 x 9'0 (3.38m x 2.74m)

Kitchen

18'9 x 8'4 (5.72m x 2.54m)

Rear Porch

8'4 x 4'1 (2.54m x 1.24m)

Utility Room

10'3 x 6'11 (3.12m x 2.11m)

Landing

Bedroom 1

12'1 x 11'1 (3.68m x 3.38m)

Bedroom 2

12'1 x 11'5 (3.68m x 3.48m)

Bedroom 3

12'0 x 9'1 (3.66m x 2.77m)

Bedroom

8'6 x 7'6 (2.59m x 2.29m)

Bathroom

11'4 x 8'10 (3.45m x 2.69m)

Gardens

East Hill Farm has lawned gardens to both the front and rear. The front garden is enclosed by fencing, with a path leading to the front porch, while the rear garden is currently open but could easily be enclosed if required. Both gardens are level and provide a great family environment.

Parking

To the rear of the property is a gated entrance providing access to the parking area and rear gardens. The entrance is shared with the adjoining neighbours, who have a right of way between their parking area and rear gardens. East Hill Farm has parking for three cars.

Tel: 01872 571454

Directions

Sat Nav: TR4 8HW

What3words: ///inform.retrieves.fuzzy

For further information please contact Camel Coastal & Country.

Property Information

Age of Construction: 1920

Construction Type: Stone and Block

Heating: Oil

Electrical Supply: Mains

Water Supply: Mains

Sewage: Septic Tank

Council Tax: E

EPC: E

Tenure: Freehold

Rights of Way: The neighbouring two properties have right of way between the property and the rear gardens, to access their garages.

Agents Notes

VIEWINGS: Strictly by appointment only with Camel Coastal & Country, Perranporth.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



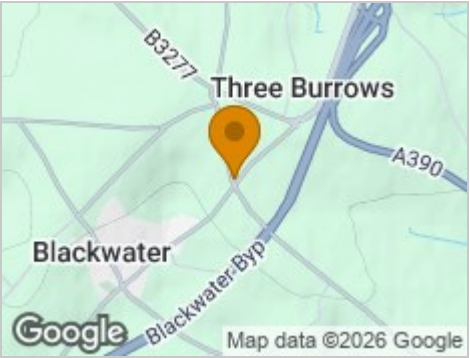
Road Map



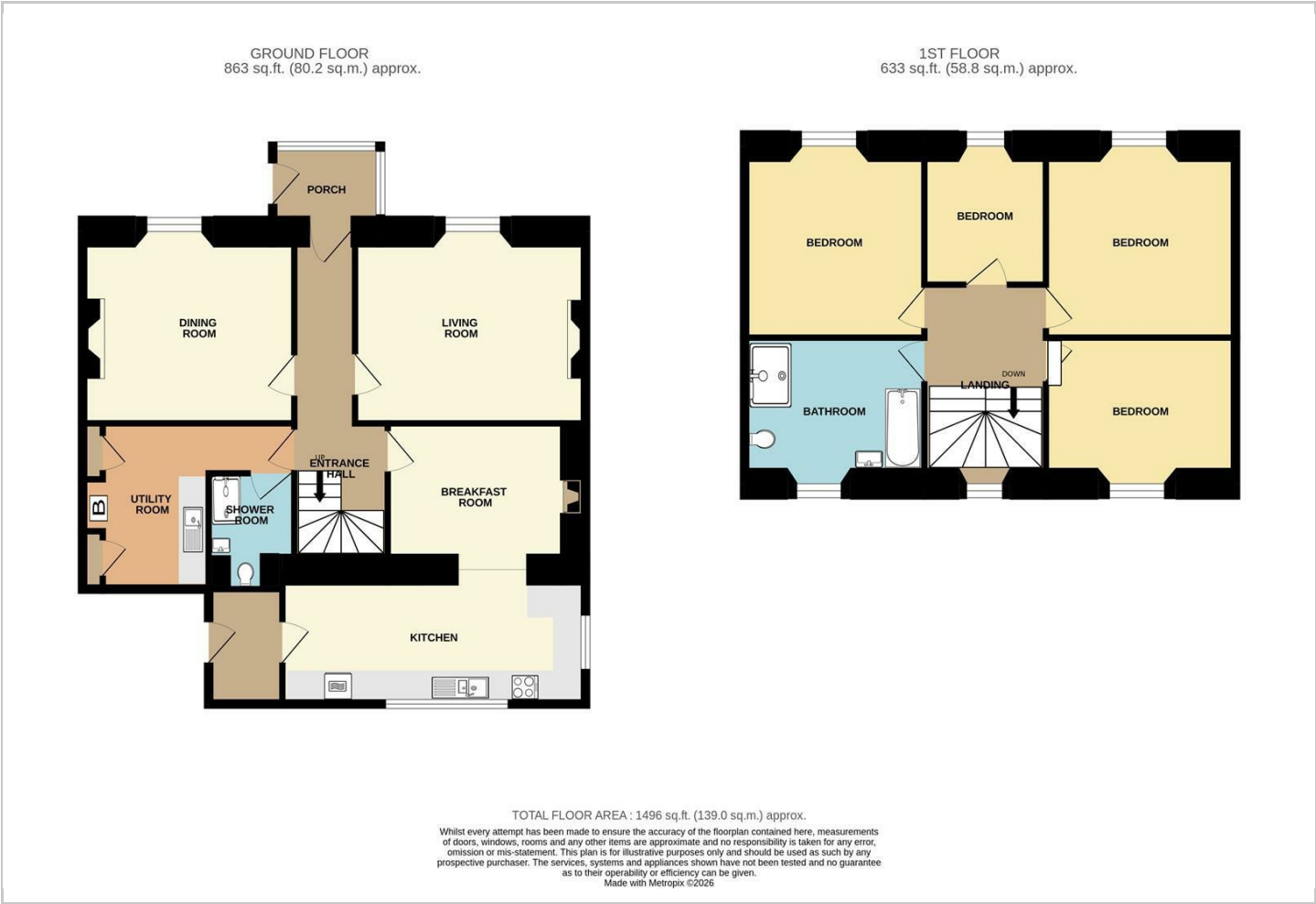
Hybrid Map



Terrain Map



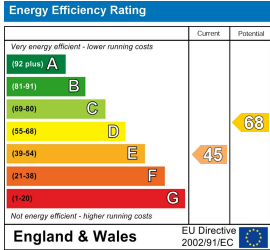
Floor Plan



Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.