



Greystones, Cusgarne, Truro, TR4 8RL

Guide Price £450,000

A charming 3 double bedroom detached period cottage, situated within an idyllic riverside setting on the edge of Cusgarne village. The upper reaches of the River Carnon runs through the peaceful south-facing gardens, with its attractive lawn and terraced seating areas. 'Greystones' has been in the same ownership since 1997 and now requires a scheme of updating and modernisation, with the accommodation comprising on the ground floor: conservatory, triple aspect living room, sociable kitchen/dining room and utility room. On the first floor is a family bathroom and 3 double bedrooms, all of which enjoy a sunny south-facing aspect overlooking the well stocked garden and river. A gated driveway provides off-road parking and a carport.

Key Features

- Delightful riverside period cottage
- Picturesque south-facing gardens
- Gated driveway and carport
- EPC rating E
- Requiring refurbishment
- Sought-after hamlet approximately 6 miles from Truro
- No onward chain



THE LOCATION

Set within a charming, lightly wooded valley, steeped in Cornwall's rich farming and mining heritage, the village of Cusgarne is famously associated with Elizabeth Chynoweth from the renowned Poldark novels by Winston Graham. The property sits within the thriving communities of Cusgarne and Frogpool which, together, offer a welcoming village atmosphere and a range of local amenities including a well-regarded organic farm shop, primary school, traditional pub and village hall.

Approximately one mile away, Bissoe provides further everyday conveniences including a garage, hair salon, popular pasty shop, bike hire and café. Perranwell Station, just over a mile distant, offers a village shop, pub and a rail connection to Falmouth and the cathedral city of Truro.

The city of Truro, located around six miles away, serves as Cornwall's administrative, cultural and retail centre. It offers an excellent selection of both state and private schooling, a mainline rail service to London Paddington, and a wide choice of national and independent shops, restaurants and bars, along with leisure facilities including a cinema, museum and highly regarded theatre.

THE ACCOMMODATION COMPRISES

Multi-pane glazed door opening into the:-

CONSERVATORY

Glazed window to front and side aspects with mono-pitch Perspex roof. Internal multi-pane window through to the living room. Double glazed front door to the:-

LIVING/DINING ROOM

A spacious triple aspect reception room with windows to the front south-facing aspect overlooking the garden. Exposed stone walls with fireplace housing a gas fired wood burning stove (decommissioned). Beamed ceiling, staircase rising to first floor level, three radiators. Multi-pane glazed door to the:-

INNER HALLWAY

Doors to kitchen/dining room and utility room. Radiator, ceiling light.

UTILITY ROOM

With space and plumbing for washing machine. Roof light.

KITCHEN/DINING ROOM

A dual aspect room with double glazed windows to both the south and west aspect, overlooking the gardens.

KITCHEN

The kitchen is open to the dining area and comprises a range of eye and waist level units, Rangemaster cooker with extractor fan, and worktop with inset stainless steel sink. Double glazed window to the side aspect, recessed ceiling lights, recently installed consumer unit. Terracotta tiled flooring.

DINING AREA

Continuation of terracotta tiled flooring. Providing plenty of space for a large family dining table and chairs. Beamed ceiling, Worcester oil fired boiler servicing domestic heating and hot water. Radiator, ceiling light and ceiling mounted spotlights. Larder cupboard with shelving.

FIRST FLOOR

LANDING

Doors to south-facing bedrooms and west-facing family bathroom. Double glazed window to rear aspect. Radiator, large storage cupboard with loft access. Airing cupboard housing hot water tank and shelving. Ceiling light, wall-mounted lighting.

BEDROOM ONE

A good sized double bedroom with two south-facing double glazed windows overlooking the gardens and river. Built-in wardrobe and vanity unit with wash hand basin. Radiator, ceiling light, loft hatch.

BEDROOM TWO

A double bedroom with double glazed south-facing window enjoying a delightful outlook over the front patio and river beyond. Exposed stone feature fireplace, ceiling light, radiator.

BEDROOM THREE

A third double bedroom with double glazed window overlooking the south-facing gardens. Exposed stone feature fireplace, ceiling light, high level internal windows through to the landing. Wash hand basin with hot and cold taps, radiator, built-in wardrobe with hanging rail.

FAMILY BATHROOM

A white suite comprising panelled bath with mixer tap and shower attachment, low flush WC, pedestal wash hand basin with twin hot and cold taps, and walk-in shower cubicle with tiled surround, glass shower door and Mira Sport electric shower. Majority tiled walls and flooring. Radiator, recessed ceiling lights, double glazed window to west aspect.

THE EXTERIOR

The property is accessed via a vehicular timber gate, giving access to the tarmac driveway providing parking for approximately three cars and block and timber carport. The beautiful south-facing and well stocked gardens run along both sides of the attractive river with areas of lawn interspersed with mature planting and terraced seating areas which make the most of the sunny, south-facing aspect. A timber foot bridge crosses the stream to the lawned bank on the other side of the river. Block and stone built garden store at the end of the garden.

GENERAL INFORMATION

SERVICES

Mains water and electricity are connected to the property. Private drainage (treatment system). Oil fired central heating.

COUNCIL TAX

Band E - Cornwall Council.

TENURE

Freehold.

VIEWING

By telephone appointment with the executors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.





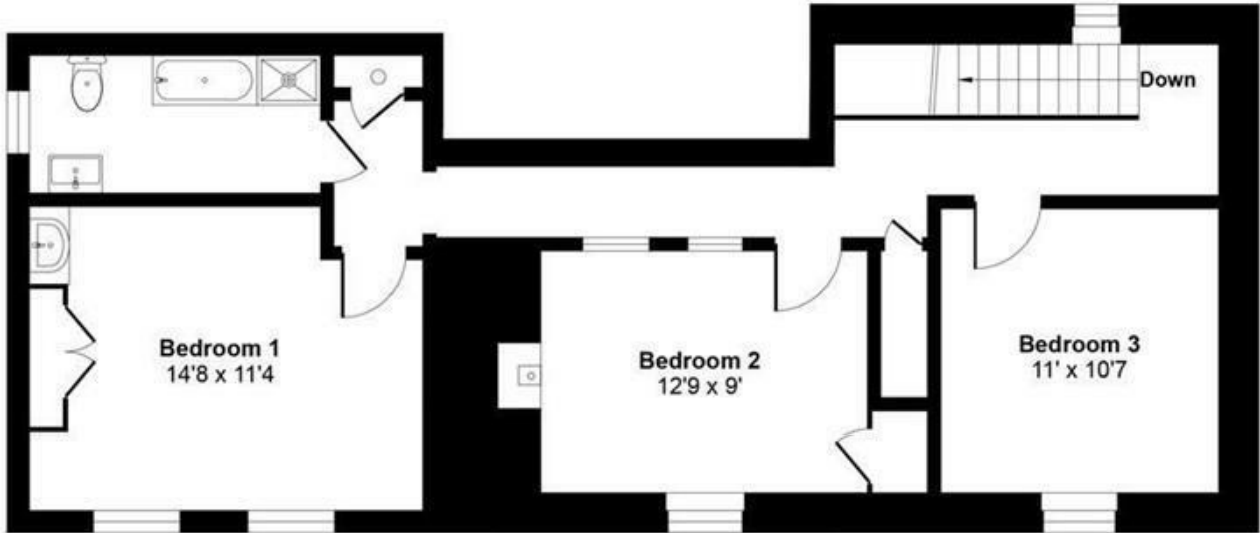


Floor Plan

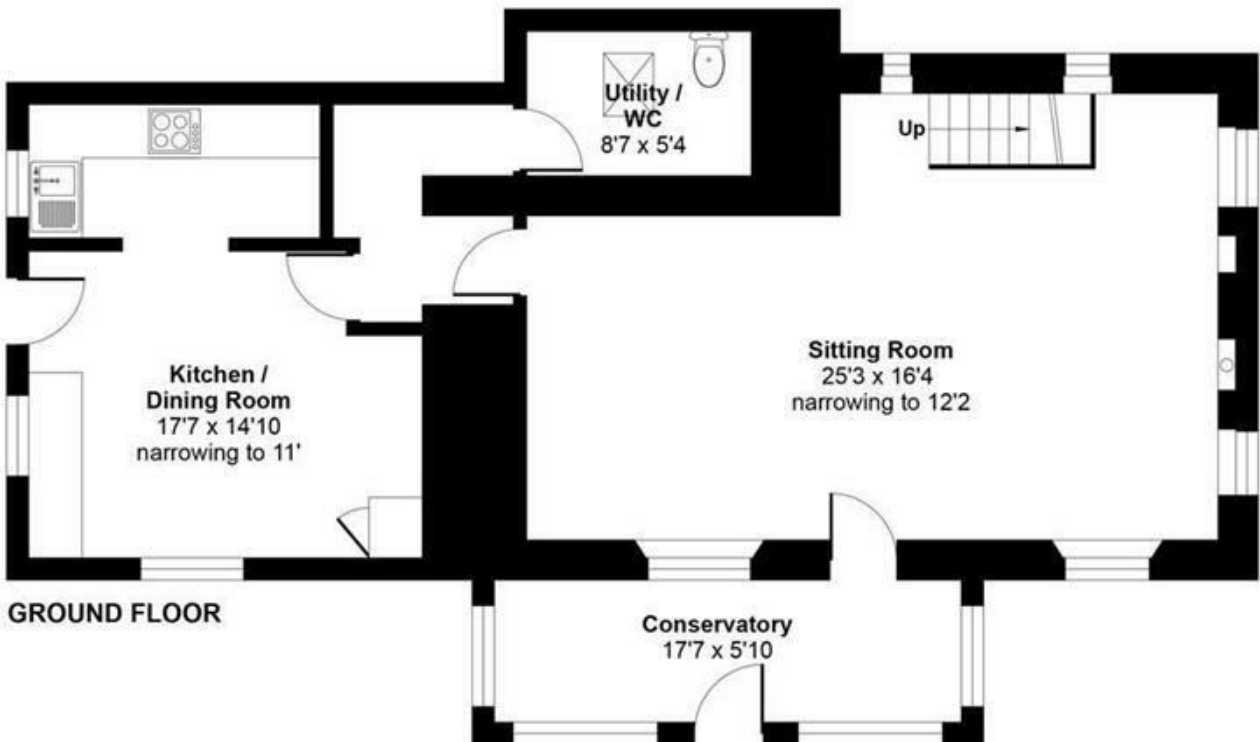
Cusgarne, Truro

Approximate Area = 1574 sq ft / 146.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Lillcrap Chilcott. REF: 988045