MAP estate agents

Putting your home on the map

Blackwater, Truro

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Truro 8 miles | Falmouth 11 miles | Newquay 12 miles | Plymouth 57 miles | Exeter M5 Motorway 90 miles (Distances are approximate)

If you are looking for a traditional Cornish cottage located within a village position and oozing character and period features, then this house could be just what you are looking for.

Kitchen | Dining room | Lounge | Three bedrooms | Bathroom | Off-road parking | Outbuilding | Gardens to front and rear

Guide Price £450,000 Freehold

Property Introduction

Situated in a tucked-away position within Blackwater, the property offers a wealth of charm being immaculately presented with a beautifully fitted kitchen overlooking the front garden, lounge with open fireplace and dining room with a wood burner making a generous living space for a family. The additional accommodation comprises of a utility room/cloakroom, while to the first floor are three bedrooms and a delightful re-fitted bathroom suite with a claw-fitted bath. Throughout, the property has uPVC double glazed windows and doors complemented by an electric heating system.

The front garden is laid mainly to lawn along with an extensive slate patio which extends to the side of the cottage. The stand-out feature is the superb additional garden which is located just opposite a small lane which has been tastefully landscaped to accommodate a timber outbuilding which is currently utilised for socialising although could be ideal for those who work from home. An area of decking extends via the side of the outbuilding and overlooks a large garden with steps descending down to a lawn with a variety of shrubs, vegetable plot and a useful storage shed. This is a wonderful addition to the property for a family to enjoy those summer days or for those who are keen to have an additional area of outside space for being self-sufficient.

Location

The property is ideally located for accessing the main A30 trunk road, therefore enabling travelling to other parts of the county and beyond that much easier.

Within Blackwater, there are local amenities, including a village store, school and Public House, while the delightful north coast is just a moment's driving distance away with its majestic clifftop walks, it is popular for surfing and enjoying their sandy beaches.

The cathedral city of Truro is approximately seven miles distant – this being the main centre in Cornwall for business and commerce and is popular for locals and visitors to explore its cobbled streets and enjoying the number of restaurants and cafes. Truro is also home to the Hall for Cornwall located on the piazza, while the south coast is also within a reasonable travelling distance being more sheltered and popular for sailing and water sports.

ACCOMMODATION COMPRISES

uPVC double glazed door to:-

LOUNGE 16' 9" x 12' 2" (5.10m x 3.71m) plus recesses

uPVC double glazed sash window with slate sill. Feature open fireplace with slate hearth, beamed ceiling, four wall light points, boxed electric meters, plus storage cupboard with water heater and panel wall heater. Pine door to:-

DINING ROOM 18' 7" x 8' 3" (5.66m x 2.51m) plus recess

uPVC double glazed French doors to the outside. Wood burner set on a slate hearth, staircase to first floor and panel wall heater. Pine door to:-

KITCHEN 15' 8" x 12' 9" (4.77m x 3.88m) maximum measurements, plus doorway recess

A delightful and bright kitchen overlooking the front garden with a uPVC double glazed sash window to the side and double French doors leading to the outside. Belfast style sink unit, a variety of base storage cupboards, range style electric oven, centre island with storage under, slate flooring with underfloor heating, downlighters, floor-to-ceiling shelved storage cupboards, integrated wine cooler and magnetic wall. Pine door to:-

UTILITY ROOM 8' 1" x 3' 7" (2.46m x 1.09m) maximum measurements

Plumbing for automatic washing machine, wall storage cupboard and slate flooring with underfloor heating. Pine door to:-

CLOAKROOM

uPVC double glazed window to the rear. Vanity wash hand basin, double storage cupboard under, WC with concealed cistern and slate flooring with underfloor heating.

Returning to dining room, stairs to:-

FIRST FLOOR LANDING
uPVC double glazed window to the rear. Skylight and panel wall heater with cover. Doors off to:-

BEDROOM ONE 12' 2" x 7' 10" (3.71m x 2.39m) maximum measurements
uPVC double glazed sash window to the front. Panel wall heater.

BEDROOM TWO 12' 4" x 10' 3" (3.76m x 3.12m) maximum measurements into recesses
uPVC double glazed sash window to the front. Panel wall heater.

BEDROOM THREE 13' 9" x 13' 1" (4.19m x 3.98m) plus doorway recess
uPVC double glazed sash window to the front. Panel wall heater with additional uPVC sash window to the side and walk-in wardrobe.

BATHROOM
uPVC double glazed window to the rear. Double-ended feature claw-footed bath, close coupled WC, shower cubicle, pedestal wash hand basin, shaver point, wood flooring, heated towel rail and pine door to the landing.

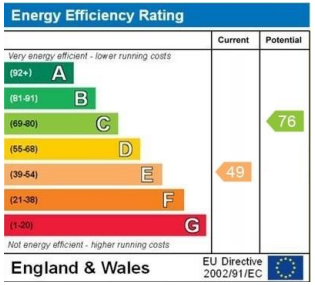
OUTSIDE
Immediately, to the front of the property can be found off-road parking with a communal pathway giving access to the front door.

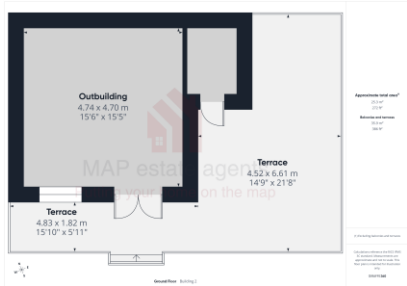
The front garden is laid mainly to lawn with an extensive slate patio extending via the side of the cottage where can be found a power point and water tap with pathway extending to the rear of the property. As previously mentioned, one of the stand-out features of the property is the additional area of garden which is located just opposite and accessed via a metal gate leading to a lawn and a variety of borders and shrubs, vegetable plot and a useful timber storage shed. A step leads up to a large timber outbuilding which is currently utilised by the current vendors as a socialising/recreational space - this has power connected but could also be utilised for those who need a home office or numerous other possibilities. An area of decking extends to the side along with a useful bike shed.

SERVICES
Mains drainage, mains water and mains electricity.

AGENT'S NOTE
The Council Tax Band for this property is Band 'C'.

DIRECTIONS
Proceeding from Chiverton Cross Roundabout following the St Agnes exit, at the roundabout, take the second exit following the road down into Blackwater. As you start to reach the bottom of the hill, turn right into a layby taking you past the village shop, then take the second turning on the right-hand side where the property is located a short distance along immediately in front of you. If using What3words: clubs.zest.thighs





MAP's Top reasons to view this home

- Beautifully presented semi-detached cottage
- Situated in a tucked-away position
- Lounge with open fireplace
- Dining room with wood burner
- Delightful fitted kitchen overlooking the garden
- Utility room/cloakroom
- Three first floor bedrooms
- Feature bathroom with claw-footed bath
- Front garden, plus additional garden opposite
- Parking

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)
01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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