

FOR SALE

Offers Over £400,000 Freehold



Estate Agents

Lewis Haughton

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ABOUT THE PROPERTY

A character two bedroom semi-detached cottage set in an idyllic rural and convenient location, benefitting from 0.53 acres of gardens and grounds, well appointed kitchen/diner, cosy living room with woodburning stove and feature large bay window, period bathroom with antique style fittings, two bedrooms 30ft polytunnel, timber garage, 16ft greenhouse and gravelled parking area. Surrounded by woodland, this charming property is full of character with beamed ceilings and reclaimed natural wood floors, and offers an abundance of outside space to enjoy or potentially extend, subject to consents. Within easy access of the Bissoe Trail, the setting is both tranquil and picturesque. Properties of this nature are exceptionally rare, especially with the opportunities to enjoy the spacious gardens and grounds and we are delighted to bring this unique rural home to market.

We highly recommend scheduling a viewing without delay.

THE LOCATION

Travel time from the heart of Truro to this rural countryside position takes just 15 minutes or so. While the property carries a Chacewater address, it is best described as being just outside the village of Twelveheads, on the road leading to Bissoe. Nestled in a picturesque valley, this location is renowned for its breathtaking landscapes and rich mining heritage, which can be explored along the popular Bissoe Trail—ideal for walking or cycling. A footpath across the road crosses the Carnon River and seamlessly connects to the trail. A range of local amenities is within easy reach, including Bon Appetit village café, Bike Chain bike hire and café, Old Quay Inn in Devoran, and a SPAR convenience store in Carnon Downs. Excellent transport links are also nearby, with Perranwell village and train station just 2.6 miles away, Redruth 5 miles, and Falmouth 10 miles.

FEATURES

- Rural countryside just 15 mins from Truro
- Two bedrooms
- 19th Century semi-detached cottage
- Woodburning stove
- 0.53 acre plot neighbouring woodland
- Timber workshop/garage
- 30ft polytunnel & 16ft greenhouse
- Gardens with much potential



ROOM DESCRIPTIONS

General Information

Useful Veranda to the east side of the property has wooden decking and sloping translucent roof. Half obscure glazed uPVC front door leads to:

ENTRANCE HALL Reclaimed wood floor, radiator, loft access hatch access to boarded loft space, cloak cupboard with hanging rail and slatted shelves also housing Ideal LPG fired combination boiler.

BEDROOM TWO 3.56m x 3.1m (11' 8" x 10' 2") Large picture window overlooking the Veranda and slate patio and well established gardens. Radiator coated ceiling.

BATHROOM Beautifully presented, attractive white suite comprising low level flush WC, panelled bath with Mira electric shower over, round countertop wash hand basin, antique style taps, storage cupboard, radiator, electric fan heater wall mounted, reclaimed wood flooring, obscure double glazed window.

LIVING ROOM 3.61m x 3.02m (11' 10" x 9' 11") plus Bay area of 2.4m x 1.4m (7' 10" x 4' 7"). A delightful cosy room, beamed ceilings, traditional fireplace with large slate half and timber lintel, Clearview woodburning stove, reclaimed natural wood flooring, large bay UPVC double glazed window providing an area perfect for dining table. Useful fitted shelving with cupboard beneath walk-through to:

KITCHEN BREAKFAST ROOM 6.38m x 2.03m (20' 11" x 6' 8") widening to 7'1". Beautifully fitted ivory shaker style range of floor and wall mounted drawers and cupboards with woodblock work

surfaces and modern upstands. Wall mounted glazed display cabinets with shelving, a light to air feel with vaulted ceiling and two Velux windows and casement windows to front and side. Reclaimed natural wood flooring, alcove for fridge freezer, integrated appliances include double oven, halogen hob and extractor fan with smoked glass backsplash, one and a half bowl ceramic sink and drainer unit with antique style mixer tap, further stainless steel wash hand basin with antique style swan neck mixer tap, stable door to outside, space and plumbing for washing machine.

FIRST FLOOR BEDROOM ONE 3.2m x 3.59m (10' 6" x 11' 9") Window uPVC double glazed with window seat, recessed shelving, linney ceiling, radiator.

OUTSIDE

The gently sloping gardens feature a generous amount of large cut granite stones with rustic granite paths, a wildlife pond, slate patio area surrounded by railway sleepers perfect for outdoor relaxation, while the gravelled driveway at the front provides ample off-road parking and leads to a timber garage/workshop. established shrubs and trees include pittosporum, broom, mock orange, buddleia, dogwood, lilac, rosemary, holly, camellias and rhododendron. the aquatic pond plants include aquatic pond plants bulrushes, cotton grass, water forget-me-not and water lilies and marsh marigolds perfect for attracting dragon flies, newts, frogs and toads. the 30 ft long polytunnel and 16ft long greenhouse provide the wonderful growing possibilities for fruit and vegetables. tranquil countryside living at its best and highly recommended.

POLYTUNNEL 30' x14' well organised raised beds
GREENHOUSE 16' x10'
SHED used as wood storage



ROOM DESCRIPTIONS

TIMBER GARAGE 6m x 3.05m (19' 8" x 10' 0") (internal dimensions) pitched corrugated part translucent roof, solid concrete floor, pair of doors to gable end for vehicle access, window to both sides, personal door to rear.

PUMP HOUSE 2.73m x 1.74m (8' 11" x 5' 9") (internal dimensions) houses water reservoir to maintain balanced supply to both 1 & 2 Frogmore, timber construction with sloping mineral felt roof, window to two sides, twin power point, outside tap, outside light.

SERVICES

The following services are available at the property however we have not verified connection: mains electricity, mains water, private soakaway drainage, LPG fired central heating, Clearview wood burning stove, telephone and broadband connected subject to tariffs and regulations.

COUNCIL TAX: Band C

DIRECTIONS

Passing the Bissoe bike hire shop on the right, travel over the bridge and turn right opposite LJ Richards garage. Continue on this road for a short while and the property is located on the left hand side, shortly before Twelveheads free car park. The cottage will be indicated by a Lewis Haughton for sale board

VIEWING ARRANGEMENTS: Viewing by appointment with the vendor's sole agents, Lewis Haughton 01872 264120 or email info@lewishaughton.com

AGENTS NOTES: As is expected in this area, we are advised there may be mining features some distance from the house, towards the top of the garden. but do not expect this to effect the

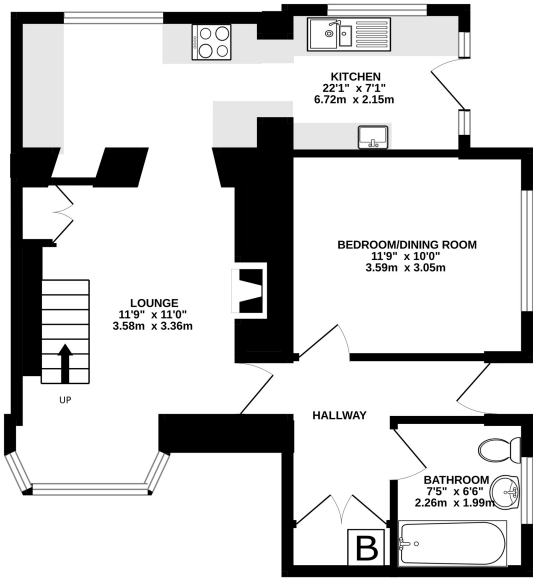
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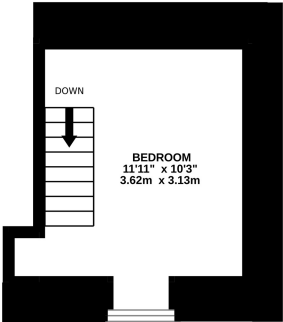


FLOORPLAN

GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR
130 sq.ft. (12.1 sq.m.) approx.



TOTAL FLOOR AREA : 680 sq.ft. (63.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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