

FOR SALE

Guide Price £1,300,000 Freehold



Sales & Letting Agents

Lewis Haughton Wills

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ABOUT THE PROPERTY

Exciting opportunity to purchase the entire freehold of this wonderful property called 'Headland House' which dates back to the early 1920's. Commanding a prominent elevated city centre location at the 'Head' of Truro this property originally occupied a mature plot totalling approximately an acre which over the years was divided up to allow 3 further individual detached properties to be built. Headland House still retains very pleasant gardens, ample parking with two separate access driveways, one off Falmouth Road and the other main sweeping drive entering just off Green Lane.

Since purchased in 2004 the property has seen an extensive scheme of renovations, re-modelling and extending in places now providing a tasteful conversion into a number of maisonettes plus a freehold end terrace house. Each maisonette was issued with a 999 year lease, use of all communal gardens and allocated parking. Originally there was 8 Separate units of which two have been sold in the last 5 years. Currently there are 5 individual units that are being let by the current owners which in this market is achieving a gross yield circa £40,000 p.a. There is also a wonderful, spacious 3 bedroom pent-house apartment with balcony that the current owners live in which would let for £1350 pcm. If this was incorporated alongside the other 5 units for letting purposes, a gross yield circa £55,000 would be achieved.

FEATURES

- Prime city centre location
- Fantastic Investment opportunity
- Potential gross yield circa £55k p.a.
- Beautiful landscaped gardens
- Two separate driveways
- Elevated views
- Striking detached residence
- Generous private parking (x9 spaces in total)
- Part exchange considered for family home or building plot
- 5 out of 6 units currently let





