



Appletree House



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Chacewater, Truro, Cornwall, TR4 8LT

Truro 5 miles. A30 3 miles. Threemilestone 2 miles

A spacious semi detached family home with gardens and parking in a central village location close to Truro.

- Village Location
- Three Bedrooms
- Open Plan Sitting/Dining Room
- Utility Room
- Gardens
- Spacious Entrance Hallway
- Family Bathroom
- Kitchen/Breakfast Room
- Cloakroom
- Parking

Guide Price £350,000

SITUATION

Appletree House is situated in a delightful elevated position on The Terrace in the heart of the highly popular village of Chacewater. The village lies between the Cathedral City of Truro and the historic mining town of Redruth.

The A30 is within easy access for travel to beaches at Perranporth, St Agnes and Porthtowan and the north and south of the county.

There is a mainline rail connection at Truro station with Newquay Airport further along the north coast providing a number of scheduled flights to both national and international destinations.

Chacewater has a warm community and local facilities including a beautiful church, post office, health centre, highly regarded school, farm shop, play park, village green and hall, bowling club, public house and excellent bus links for travel throughout the county. Hairdressers and butchers are at nearby Threemilestone.



DESCRIPTION

Appletree House was built in 2005 by a local builder and offers reverse level, spacious, modern and beautifully presented living. The welcoming entrance hallway has a storage cupboard and a large double storey window at the rear allowing the open galleried landing to be light filled. Stairs lead down to the ground floor. There are three double bedrooms on the entrance level, two have windows to the rear enjoying the view over the village and towards the farmland beyond. The third bedroom has been created from the former garage and has a light pipe and storage cupboard. The newly appointed bathroom with contemporary suite and tiles completes this floor accommodation.

The ground floor has wood effect flooring and an impressive open plan living/dining room with a central fireplace housing an electric woodturning stove. Double patio doors open out to the garden. The kitchen breakfast room has a comprehensive range of white gloss units with drawers, wood effect work surfaces, stainless steel sink and drainer, integral dishwasher, Neff integral double oven with four ring halogen hob and glass extractor fan. There is space for an American fridge freezer and breakfast table. Double patio doors open out to the garden.

The utility room has a continuation of units, stainless steel sink and drainer and space for washing machine and tumble dryer.

The cloakroom has a vanity sink unit with storage and low level WC.

This is spacious family home in a desirable village setting and viewing is highly recommended.

OUTSIDE

At the front of the property there is parking space for two vehicles. A gate at the side leads down steps to the garden at the rear. The garden is enclosed by fencing and mature hedging, it has a lawn area and garden storage shed. There is a large decked sun terrace ideal for al fresco dining with a further decked area continuing along the rear of the property.

SERVICES

Mains water electric and drainage. Oil fired central heating.

VIEWINGS

Strictly by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

From Truro head past the Royal Cornwall Hospital and on to the roundabout at Threemilestone. Take the signed to Chacewater. On entering the village take the second turning on the right into Sergeants Hill. Continue to the top of the hill until you reach The Terrace. Take a left and continue along the terrace. The property is on the left hand side after approximately 100 metres.



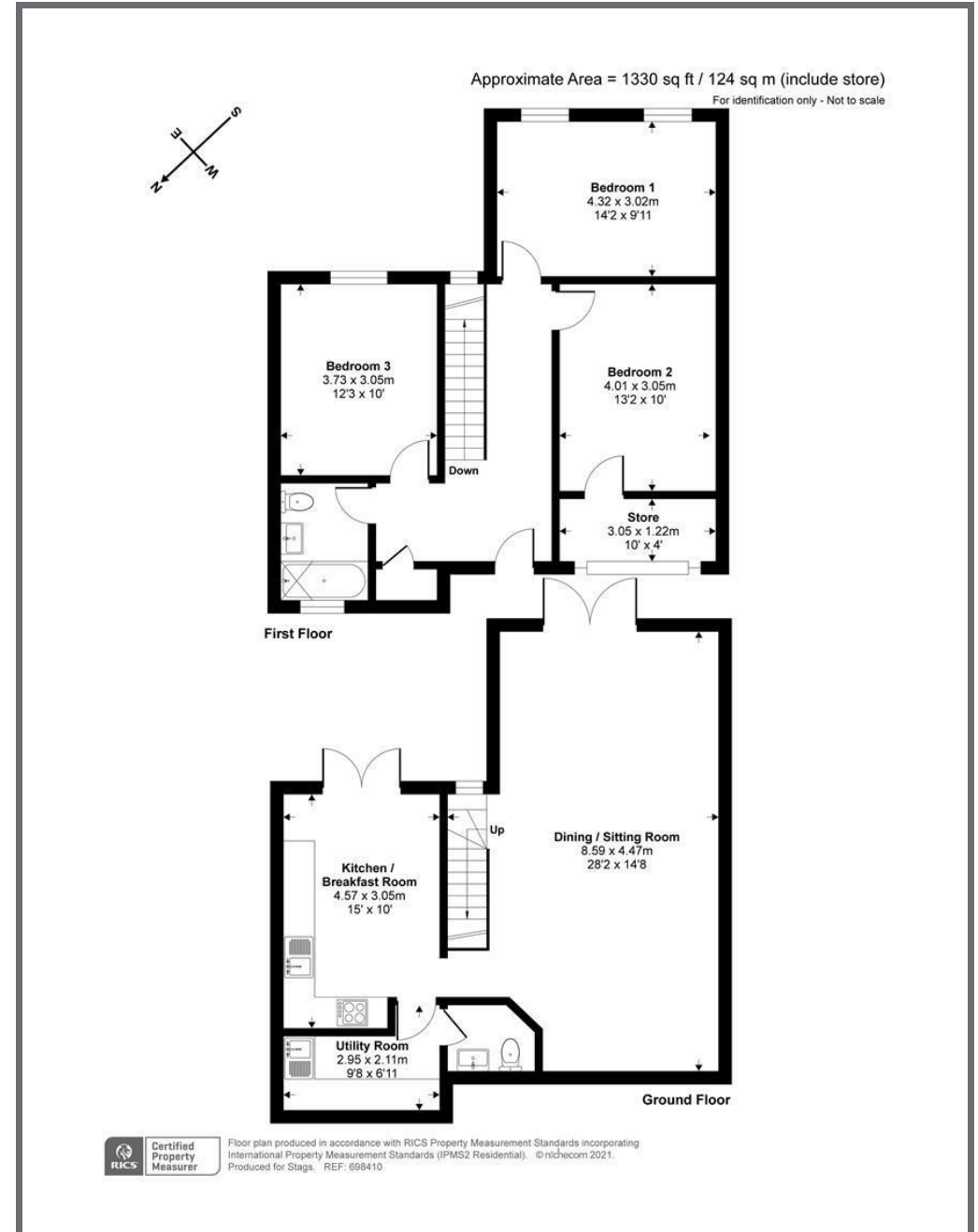


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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