



Tanglewood Cottage
Callestick, Truro

LODGE & THOMAS
ESTABLISHED 1892

Tanglewood Cottage,
Callestick, Truro TR4 9HF

Guide Price - £485,000 Freehold

- Cottage for renovation / redevelopment
- Planning for replacement
- Proposed accommodation: 4 bedroom house with annexe & garage
- Approx. 1 acre of grounds

Character cottage in need of renovation or redevelopment and with planning for its replacement with a four bedroom house together with double garaging and a self-contained annexe. All set in approximately 1 acre of gardens and grounds.

Location

The location is very convenient for accessing Truro, Treliiske Hospital and the north Cornish coast and the nearest available amenities are at Shortlanesend (approximately 1½ miles distant) whilst further amenities are available in Perranporth and in Truro.

Truro offers a wide range of facilities including primary and secondary schooling, various supermarkets and a bustling high street offering national multiples and independent retailers.

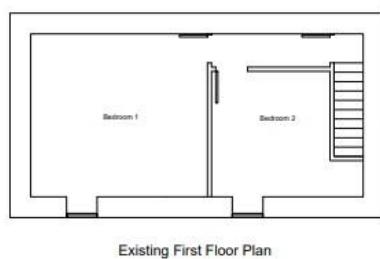
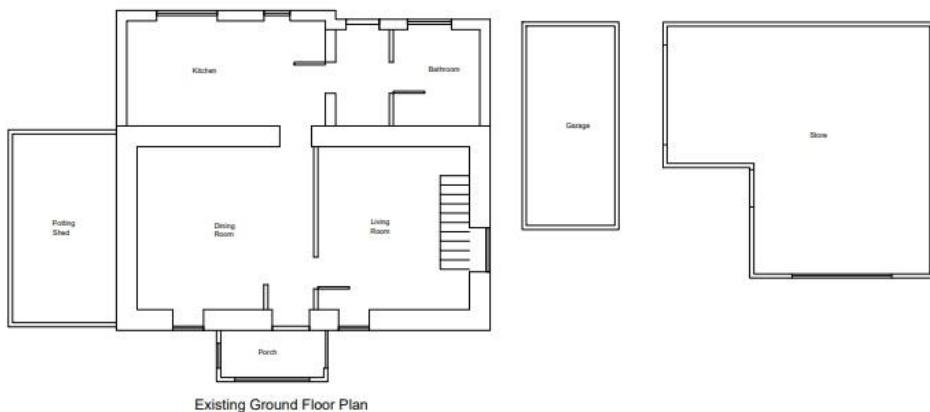
There is a mainline railway link from Truro to London (Paddington).



The Property

Tanglewood Cottage comprises a two bedroom detached cottage set at the bottom of a long, private driveway with gardens and grounds extending to approximately 0.95 of an acre. The cottage is now in need of total renovation, and planning permission (PA23/04131) was granted on the 27/09/2023 for its demolition and replacement with a four bedroom dwelling together with a self-contained one bedroom annexe and a double garage.

The gardens are mature and largely enclosed by dense, tree lined boundaries, offering a great deal of privacy, and a gently sloping paddock (of approximately $\frac{1}{2}$ an acre) offers a fabulous space for children to play, for animals and/or a vegetable garden.



Services

Mains electricity, private well water and private drainage. None of these services have been tested and therefore no guarantees can be given.

CIL

Please note that the replacement of the existing dwelling as per the proposed plans would incur a CIL charge of £17,973.27.

Council Tax Band D EPC F37

Wayleaves, Easements & Rights Of Way

The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Viewings

Strictly by appointment with the sole selling agents Lodge & Thomas.

Directions

From Truro proceed in a northerly direction along the B3284 through Shortlanesend and Allet. At the roundabout, turn right to proceed over the flyover and turn right again at the next roundabout towards Bodmin and Zelah. Continue along this road for a little over half a mile and the entrance drive to Tanglewood Cottage will be found on the left hand side between the turnings to Callestick and to Ventongimps, identified by a Lodge & Thomas for sale board.

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