



Meadowside Cottage,
Wheal Clifford, St Day

LODGE & THOMAS

ESTABLISHED 1892

Meadowside Cottage, Wheal Clifford,
St Day, Redruth, Cornwall TR16 5HZ

Guide Price - £799,950 Freehold

- Detached period extended cottage
- 4 bedrooms (master ensuite) 3 reception rooms
- Equestrian facilities to include menage
- 3.28 acres of grounds (*further land available by separate negotiation*)
- Accessible to Truro, Falmouth and both north and south coast

An extended detached, four bedroom cottage with a plethora of character features, set in a rural position with equestrian facilities and grounds extending to 3.28 acres or thereabouts. Accessible to the Cathedral City of Truro, port of Falmouth and extensive network trails and bridleways.







The Property

Meadowside Cottage is a detached character cottage with traditional stone elevations and latter-day extension to the rear, providing four bedroom family accommodation. Approached from the highway over a country lane leading onto a level tarmac parking area, the well-appointed family accommodation, maintains much character, including sash windows to the front elevation, beam ceiling and stripped pine doors.

Entering the property from the rear via the entrance porch, through to an inner hall, providing access to a spacious dual aspect kitchen/breakfast room with views over the land. Matching range of floor and wall mounted kitchen units with integrated appliances to include an electric Rangemaster. From the kitchen, door leading to the living room with exposed beam ceilings and windows to the front elevations, Villager coal effect LPG gas fire. Dining room with a feature traditional Range (not in use), study with feature exposed inglenook fireplace with exposed granite lintel housing a Clearview Pioneer wood burning stove. Ground floor shower room with wc facilities.

Cottage style stairs to the first floor, with generous eaves storage, and doors leading off to the bedrooms, all with built-in wardrobes, and family bathroom. Complementing the master bedroom, is a generous sized en-suite bathroom with airing cupboard.

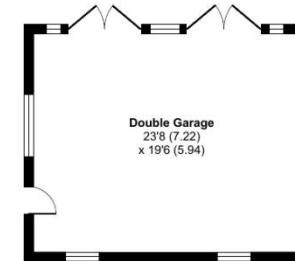
EPC E Council Tax Band E

Services Mains electric, mains water, private drainage, LPG Gas central heating. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

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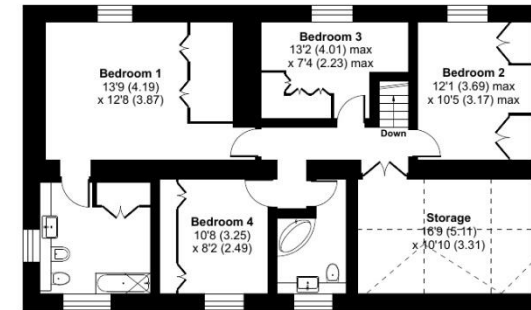
Approximate Area = 2061 sq ft / 191.5 sq m
 Limited Use Area(s) = 95 sq ft / 8.8 sq m
 Garage = 462 sq ft / 42.9 sq m
 Outbuildings = 1018 sq ft / 94.6 sq m
 Total = 3636 sq ft / 337.8 sq m

For identification only - Not to scale

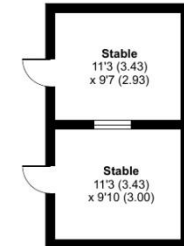


OUTBUILDING 6

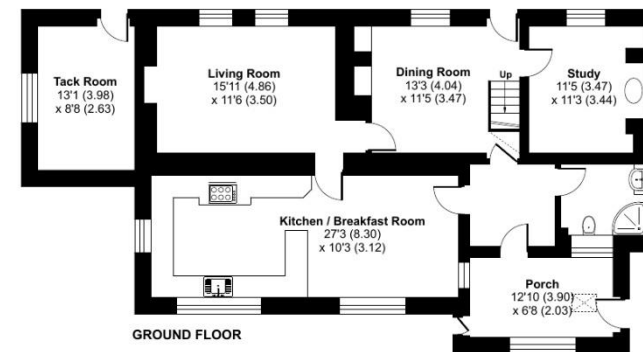
Denotes restricted head height



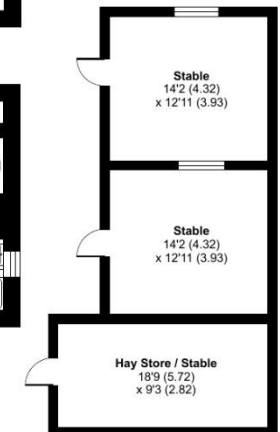
FIRST FLOOR



OUTBUILDING 4 / 5



GROUND FLOOR



OUTBUILDING 1 / 2 / 3

Cottage style gardens to the front with a terraced area, steps up to the lawn with a number of perennial and annual bushes and shrubs, pedestrian gate to the front paddock.

Outbuildings

Attached to the cottage, a traditional stone store, housing Glow Worm gas boiler, and currently utilized as the tack room. Large double garage under a pitched roof with lean to log store to side.

Equestrian Facilities

Three stables, a mobile twin field stable in the front paddock. Sand school (35m x 18m) enclosed with post and rail fencing and sand and rubber base.

The Land

The land is divided into two principal paddocks which lie to the front and eastern side of the house. Bounded by Cornish mature hedge banks providing shelter and shade, the pastures are gentle sloping and provide just under 3 acres of grazing.

Agents Note: A further 1 acre paddock with a pair of stables, power and water, is available by separate negotiation. Edged blue on the attached plan.



Location

The property is situated equidistant between the A30 and A39 Truro to Falmouth Road and between the north and south coast of Portreath on the Godrevy Heritage coastline and Devoran. Both coasts provide spectacular walking and scenery. For the equestrian enthusiast, nearby there are a network of trails, bridlepaths and country lanes for riding out and the Poldice indoor arena and equestrian centre lies within 2 miles. Truro the main administrative centre for the county is home to a wide range of retail facilities and professional services, private schools, college, hospital, sporting and leisure facilities and the main hospital of Treliske lies within 5.5 miles of the property.

Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722 email: property@lodgeandthomas.co.uk

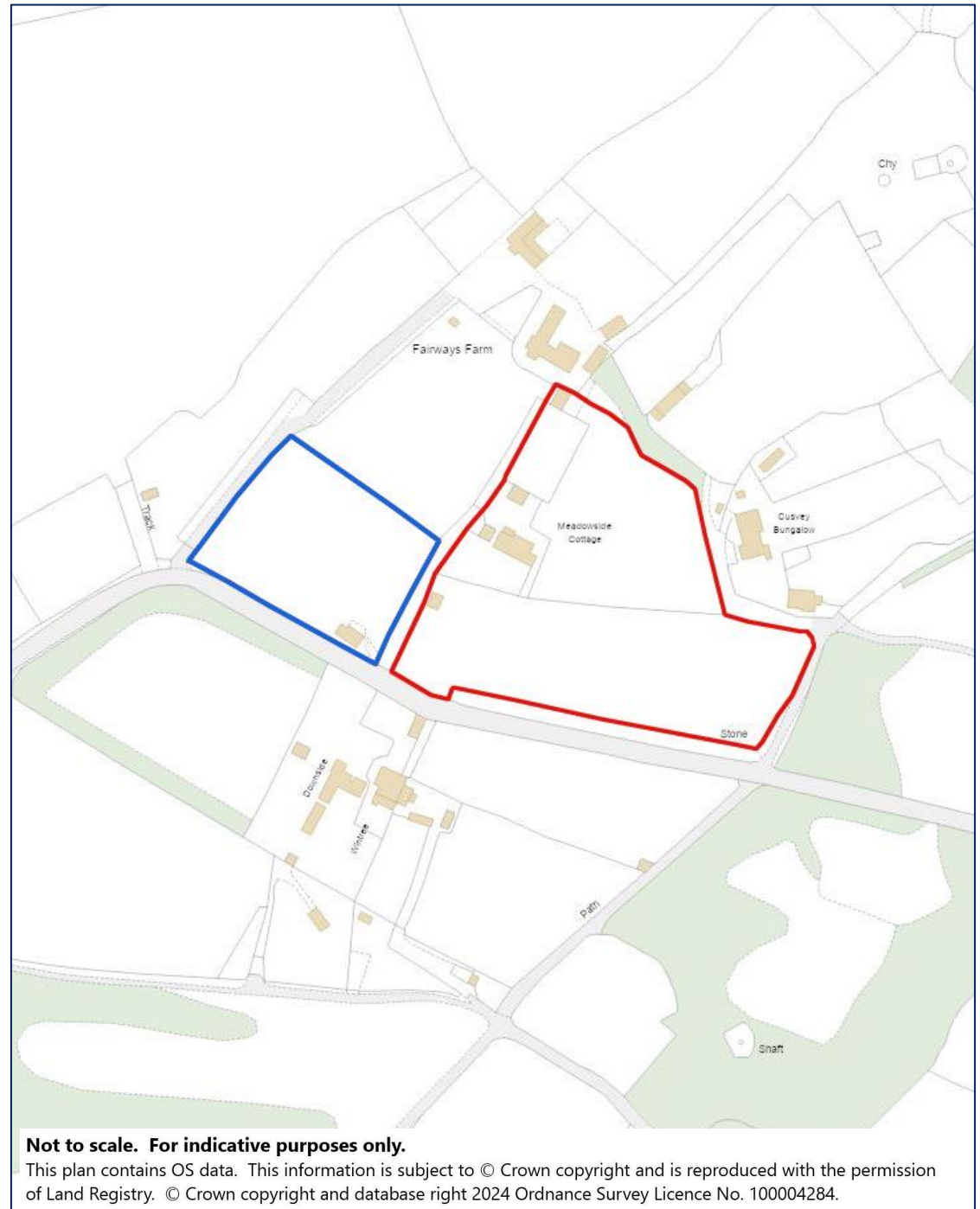
Directions

From the roundabout at Devoran on the A39 between Truro and Falmouth take the exit signposted to Bissoe. Follow this road to Bissoe and proceed past the entrance to Bissoe Cycle Trail and on to Richards Garage and turn right. Take the next left signposted Crofthandy and Carharrack. Follow the road past Mount Wellington Mine for approx. third mile and the sign and entrance for Meadowside will be found on the right hand side. [what3words///fashion.verve.flop](https://www.what3words.com/fashion.verve.flop)

Wayleaves, Easements & Rights of Way The sale will be subject to and with the benefit of all 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.



Not to scale. For indicative purposes only.

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01872 272722

58 Lemon Street Truro Cornwall TR1 2PY
property@lodgeandthomas.co.uk
lodgeandthomas.co.uk

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Estate Agents
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