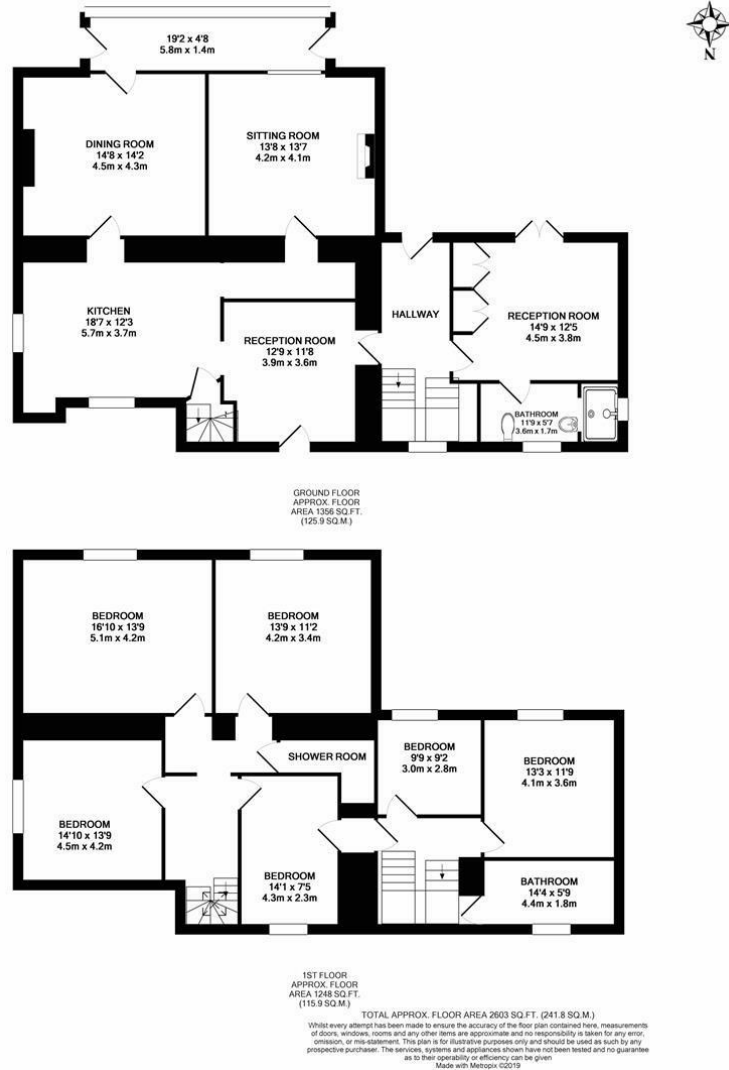


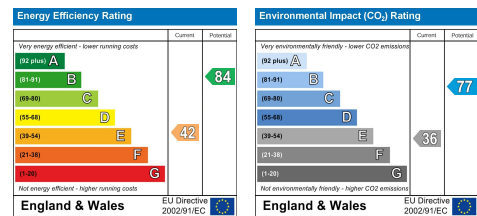
SALEM, CHACEWATER



KEY FEATURES

- 0.75 Of An Acre
- Several Outbuildings
- Large Gardens
- Renovation Project
- Vacant Possession
- 7 Bedroom Period House
- Two Storey Workshop
- No Chain
- Attractive Approach
- Rural Views

ENERGY PERFORMANCE RATING



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(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



CONTACT US

9 Cathedral Lane
Truro
Cornwall
TR1 2QS

3 Quayside Arcade
St Mawes
Truro
Cornwall
TR2 5DT

01872 242244
sales@philip-martin.co.uk

01326 270008
stmawes@philip-martin.co.uk

SALEM HOUSE, SALEM, CHACEWATER, TRURO, TR4 8NA
LARGE PERIOD HOUSE & OUTBUILDINGS FOR COMPLETE RENOVATION

Situated in a pleasant and unspoiled belt of countryside midway between Chacewater and Scorrier. A rambling period house which is in need of total renovation. In all approximately three quarters of an acre with several outbuildings, and a large two storey workshop with separate vehicular access. Splendid rural views and surrounded by open countryside. A unique project and a rare opportunity.

EPC - E

GUIDE PRICE £400,000

GENERAL COMMENTS

This is a large period property which is now in need of complete renovation and refurbishment however opportunities such as this are seldom in today's market and especially in such a convenient rural location midway between Truro and Redruth. The property is approached from a lane which serves just three properties and a private tree lined driveway leads from this lane to the front of the house. The whole site measures approximately three quarters of an acre in total and enjoys a very high degree of privacy and seclusion. There are several outbuildings including a two storey workshop which offers huge potential. The gardens are somewhat overgrown but with two distinct lawned areas to other side of the house all with countryside views offer a potential purchaser the chance to create a very special garden to this property.

THE HOUSE

Salem House is a large period property which has been extended and remodelled over many years and was once most likely a mine captains house of the nearby Wheal Busy mine. The commodious accommodation offers a maze of rooms and which undoubtedly will require further modification depending on a purchasers plans. The property could incorporate an annexe for dependant relatives or could be used as a home to accommodate a large family. The versatile nature of this property offers huge potential. There is an oil fired central heating system with boiler and radiators throughout with a mixture of double glazed and single glazed windows.

LOCAL HISTORY

Wheal Busy, sometimes called Great Wheal Busy and in its early years known as Chacewater Mine. During the 18th century the mine produced enormous amounts of copper ore and was very wealthy, but from the later 19th century onwards was not profitable. There were probably mine workings in the area of Wheal Busy since the 16th century, but it was not until the 1720s that the mine started to produce large amounts of copper ore. The mine was located in what was known at the time as "the richest square mile on Earth". During its life it produced over 100,000 tons of copper ore.

CHACEWATER

Chacewater is a sought after village which is located within five miles of Truro. It benefits from a village shop, public house, bakers, doctors' surgery and primary school. Chacewater has a great sense

of community with many village organisations and activities which are held throughout the year. The location offers easy access to the A30 via Scorrier and further amenities can be found in Truro which is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

In greater detail the accommodation comprises (all measurements are approximate):

PORCH

Timber with single glazed units and stained glass door opening to.

RECEPTION/DINING ROOM

14'9" x 14'1" (4.5m x 4.3m)

Attractive stained glass entrance door, boiler and door to.

FORMER KITCHEN

18'7" x 12'3" (5.66m x 3.73m)

With second stairs to first floor and windows to side and rear.

INNER HALL

A small through room.

SITTING ROOM

13'8" x 13'7" (4.17m x 4.14m)

The most original room of the house. With feature fireplace, deep skirting boards, picture rail, window shutters, multi pane sash window and detailed cornicing.

UTILITY/RECEPTION

12'9" x 11'9" (3.9m x 3.6m)

Door opening to rear.

HALL

PVCu door to front, wonderful period stairs rising to first floor.

BEDROOM/RECEPTION ROOM

14'9" x 12'5" (4.50m x 3.78m)

French style patio doors to front, built in wardrobe.



View of the property to show general setting - the field is not included in the sale



EN SUITE

11'9" x 5'6" (3.6m x 1.7m)

Low level w.c., wash hand basin, window to rear and door through to the wet room.

FIRST FLOOR - HALF LANDING

Window overlooking the rear.

FORMER BATHROOM

14'4" x 5'9" (4.37m x 1.75m)

Steps ascending with window to rear.

BEDROOM

13'3" x 11'9" (4.04m x 3.58m)

Window to front.

BEDROOM

9'9" x 9'2" (2.97m x 2.79m)

Window to front.

THROUGH BEDROOM/STUDY

14'1" x 7'6" (4.3m x 2.3m)

A through room connecting both sides of the property with dormer style window to the rear.

LANDING

Back stairs descending to kitchen and velux window.

BEDROOM

14'10" x 13'9" (4.52m x 4.19m)

Window to side and canopied ceiling.

BEDROOM

16'8" x 13'9" (5.1m x 4.2m)

Window to front.

FORMER SHOWER ROOM

BEDROOM

13'9" x 11'1" (4.2m x 3.4m)

Window to front.

OUTSIDE

Approached via an attractive tree lined driveway and ample parking for several cars. The lawned gardens mainly lay to either side of the property with a flight of granite steps leading to the outbuildings.

OUTBUILDINGS

20' x 12' (6.10m x 3.66m)

There are several outbuildings with the most useful a block built workshop.

TWO STOREY WORKSHOP

30' x 15' (9.14m x 4.57m)

With separate vehicular access and space for parking several cars. Measurements are approximate.

SERVICES

Mains water and electricity. Private drainage.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

Proceeding out of Chacewater towards Redruth look for Salem B&B on the left hand side of the road. The driveway to Salem House is on the opposite side of the road (right) almost directly opposite the B&B entrance. Salem House can be seen from the road. Continue down the lane and the entrance to the property is on the right hand side.

DATA PROTECTION

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