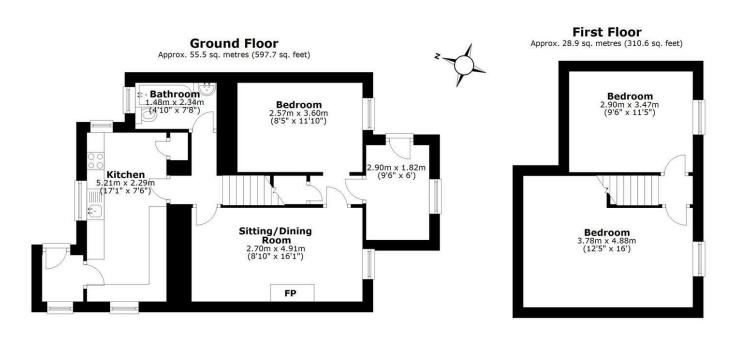
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SILVERWELL, BLACKWATER, TRURO



Total area: approx. 84.4 sq. metres (908.3 sq. feet) empt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are to responsibility is taken for any error, ommission or mis-statement. This plan is for illustrative purposes only and should be used as such by any chaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

Albany View, Silverwell, Blackwater

Key Features

- Detached Cottage
- 1 bed Residential Caravan/Chalet
- Large garden

CONTACT US

9 Cathedral Lane

01872 242244

sales@philip-martin.co.uk

Truro

Cornwall

TR1 2QS

ENERGY PERFORMANCE RATING

- 2/3 bedroom accommodation • Quiet country setting
- Potential to develop

3 Quayside Arcade

St Mawes

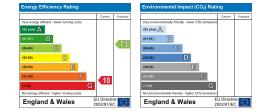
Cornwall

TR2 5DT

01326 270008

stmawes@philip-martin.co.uk

Truro



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Sales - Referral fee disclosure - We may recommend conveyancing services to you through Simply Conveyancing. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus







ALBANY VIEW AND "THE CARAVAN", SILVERWELL, TRURO, TR4 8JG DETACHED COUNTRY COTTAGE AND RESIDENTIAL CARAVAN IN A SECLUDED GARDEN

A modest two bedroom traditional cottage and adjacent one bedroom extended caravan. Located in the guiet hamlet of Silverwell close to Perranporth and St Agnes. Huge potential to redevelop/extend/ refurbish etc. EPC - G Property held in two separate freehold titles but being sold as one lot.

PRICE GUIDE £300,000

Estate & Letting Agents, Chartered Surveyors, Valuers & Auctioneers

Truro 01872 242244

www.philip-martin.co.uk

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

St Mawes 01326 270008



GENERAL REMARKS AND LOCATION

Albany View was once the dwelling to a small farm and is believed to have been occupied by the late owner for the entirety of her life. It is a modest detached cornish cottage that has been modernised and upgraded over the years but with scope for further improvement and/or extension and with a residential caravan immediately adjacent which is partly converted and extended to resemble an alpine chalet. The whole property is set within a generous sized plot within the hamlet of Silverwell and enjoys a high degree of privacy.

The property is held under two freehold titles and hence the dwellings are in separate ownership. Owing to the nearness of the two dwellings and common sharing of services the property is being offered for sale as one lot and hence will appeal to a wide range of buyers. However it must be clearly stated that whilst the caravan has been in situ for a number of years and occupied independently there is no valid planning consent for its placement. It is however rated for Council Tax.

Silverwell is a scattered rural hamlet which has seen little or no development in recent years and lies just off the A3075 about 7 miles from Truro and 3 miles from St Agnes. It is approached by narrow cornish lanes and whilst seemingly "miles from anywhere" it is just a couple of miles from the A30 at Chiverton Roundabout and also close to Perranporth and other north coast resorts.

ALBANY VIEW COTTAGE

This is largely a traditional stone and cob cottage with rendered elevations under a fibre cement slated roof and with a more modern flat roof extension to the rear. Windows have replacement double glazing.

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

GROUND FLOOR

FRONT PORCH

9'6" x 6' (2.90m x 1.83m) leading into a small lobby with rooms to the two front reception rooms. Understairs cupboard.

SITTING ROOM/BEDROOM 3

8'5" x 11'10" (2.57m x 3.61m) with beamed ceiling.

LIVING ROOM

8'10" x 16'1" (2.69m x 4.90m) with beamed ceing and propane gas living flame fire.

REAR HALLWAY with stairs to the first floor.

BATHROOM

4'10" x 7'8" (1.47m x 2.34m) with bath, wash hand basin and wc. Heated towel rail.

KITCHEN

17'1" x 7'6" (5.21m x 2.29m) with a range of fitted base and wall mounted cupboards, and work surface area with sink and drainer. Plumbing for washing machine and electric radiator. Access through to REAR PORCH.

FIRST FLOOR





BEDROOM 1

12'5" x 16' (3.78m x 4.88m)

BEDROOM 2

9'6" x 11'5" (2.90m x 3.48m)

Albany View Caravan

Comprising kitchen, sitting room, conservatory, bedroom and bathroom. The caravan has an Ideal propane gas boiler for central heating.

OUTSIDE

A vehicular driveway leads into the property from the highway and alongside the cottage there is a CAR PORT presently adapted as a storage shed.

To the rear of the caravan there are 3 timber sheds and in the top corner of the garden an old chicken shed.

There is a large garden surrounding the cottage and caravan and whilst the majority is down to grass there are a number of well established shrubs.

SERVICES

Mains water and mains electricity. Private drainage system. Propane gas for both cottage (living flame fire) and caravan central heating. NB. The appliances and electrical circuits have not been tested by the agents.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

Philip Martin have been hand selected by the worlds largest relocation network as the best independent estate agent in Truro with access to buyers from all of the UK

patience and sheer hard work are so appreciated at a time when life was very difficult. You are great at your jobs and with people. You guys need recognising for what you do, day in, day out. Thank you from us all."

Albany View and "The Caravan", Silverwell, Truro, TR4 8JG

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

There are several ways to approach the property but for ease of direction we recommend the following route. From Chiverton Roundabout take the exits signposted to St Agnes and after passing the Chyverton Arms pub take the next turning right signposted to Mithian. After about a half of a mile turn right signposted to Silverwell and proceed along this country road until reaching the hamlet. After passing the sign to "Silverwell Forge" the property will be found on the right hand side with a "for sale" board displayed.