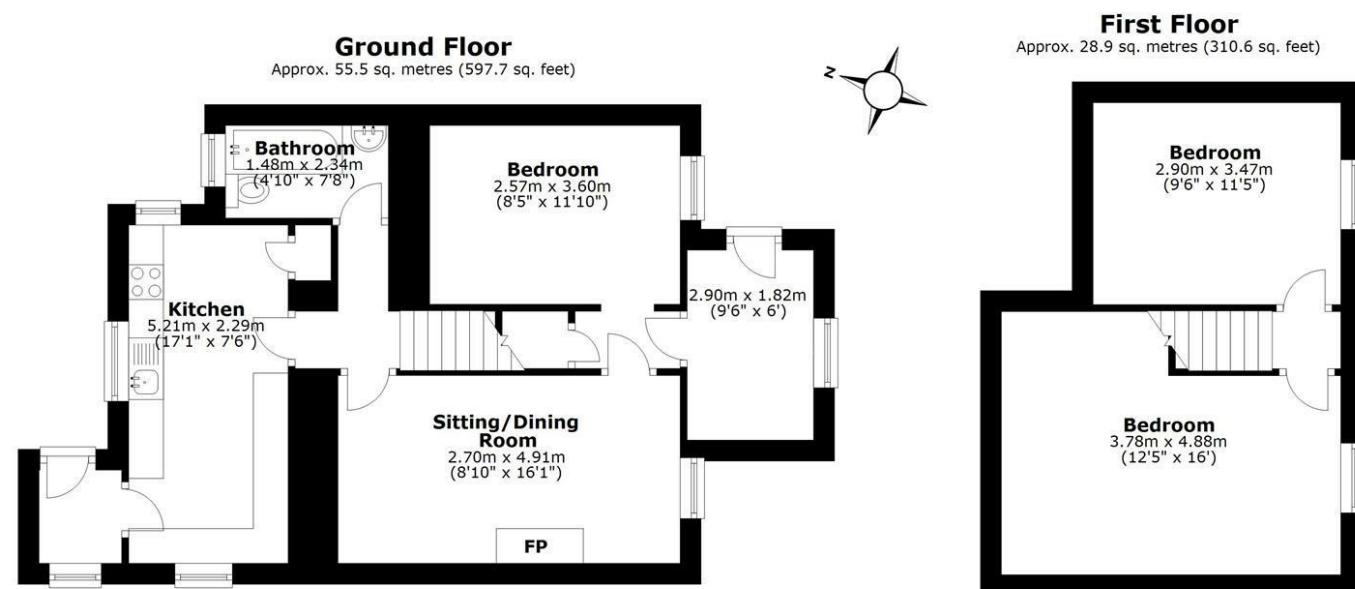


SILVERWELL, BLACKWATER, TRURO



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 quiet 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

CONTACT US

9 Cathedral Lane
Truro
Cornwall
TR1 2QS

01872 242244

sales@philip-martin.co.uk

3 Quayside Arcade
St Mawes
Truro
Cornwall
TR2 5DT

01326 270008

stmawes@philip-martin.co.uk

The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) 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 intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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 vat.



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 ceiling and propane gas living flame fire.

REAR HALLWAY

with stairs to the first floor.

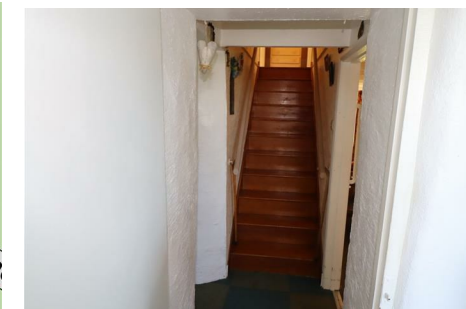
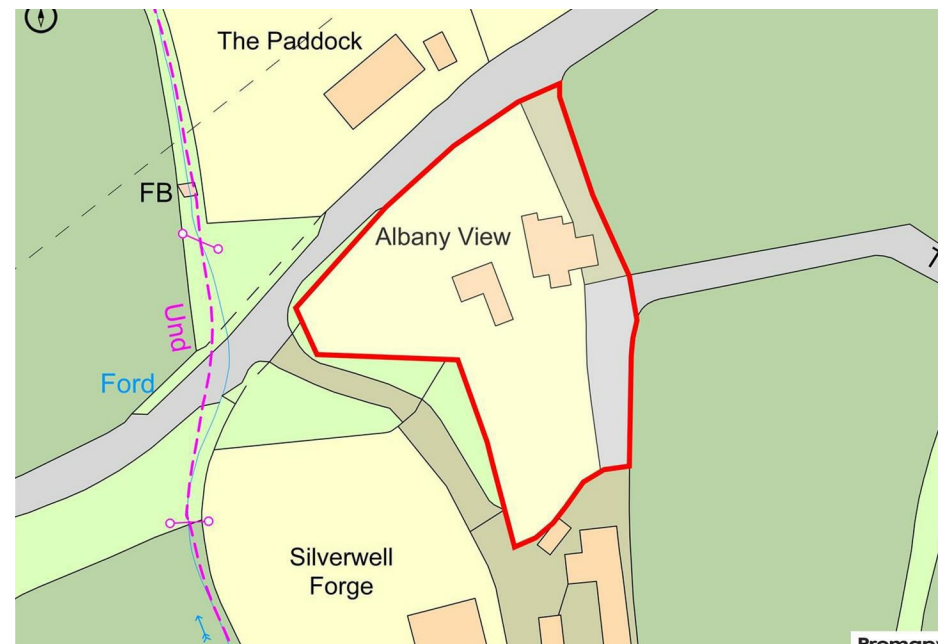
BATHROOM

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.

