



Swallows Roost



Swallows Roost

Chacewater, Truro, Cornwall, TR4 8QJ

Truro 4 miles Perranporth Beach 8 miles Falmouth 12 miles

An individually designed and beautifully presented home within a former chapel conversion close to Truro.

- No Onward Chain
- Close To City
- Cloakroom
- Family Bathroom
- Parking For Three Cars
- Character Property
- Open Plan Sitting/Dining/Kitchen
- Two Bedrooms (1 En-Suite)
- Small Garden
- Perfect Lock Up And Leave

Guide Price £275,000

SITUATION

Swallows Roost is situated in the hamlet of Greenbottom between the villages of Chacewater and Threemilestone.

The location offers ease of access to both the Cathedral City of Truro approximately 4 miles away, Royal Cornwall Hospital and Truro College.

The A30 is 2 miles away for travel to beaches at Perranporth, St Agnes and Porthtowan and the north and south of the county.

There is a mainline rail connection at Truro station with Newquay Airport further along the north coast providing a number of scheduled flights to both national and international destinations.

There are local facilities including a post office, shops, take away restaurants, public houses, hairdressers and butchers at Threemilestone and Chacewater.



DESCRIPTION

Swallows Roost is an atmospheric and beautifully presented home forming part of the original chapel building. The chapel was converted some years ago and Swallows Roost has been extensively and sympathetically improved over recent years by the current owners.

This individually designed home has sash wood effect double glazed windows and a wealth of traditional features including high ceilings, stained glass and pine doors, recessed fireplace with wood burning stove, slate and exposed wood flooring.

Double solid wood doors with fan light at the front lead into the entrance hallway. The cloakroom has a low level WC and wall hung vanity sink.

The spacious open plan reception room has large windows to the front and side, fireplace with woodburner, dining space and free-standing kitchen with stainless worksurfaces, sink, integral oven and four ring electric hob. There is space for a fridge/freezer, dishwasher and washing machine.

The rear hall has a doorway to the side and exposed wood stairs leading to the first floor. There are two double bedrooms, one with en-suite shower facilities, and a beautifully appointed family bathroom featuring a bespoke mosaic tile feature wall, freestanding slipper bath, WC and pedestal wash hand basin.

OUTSIDE

At the front of the property are attractive railings and a gated entrance enclosing the small garden area leading to the impressive double entrance doors. A further gate at the side leads to the side entrance. The shared driveway to the side leads to a gravelled parking area allowing space for three vehicles.

SERVICES

Mains water and electric. Shared private drainage. Oil fired central heating.

VIEWINGS


Strictly by prior appointment with Stags Truro office on 01872 264488.

DIRECTIONS

From Truro head towards Threemilestone. At the roundabout take the first exit and follow the road around to the right through the traffic lights. Continue on this road and the property will be evident on the right hand side just after the Greenbottom sign.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		20
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

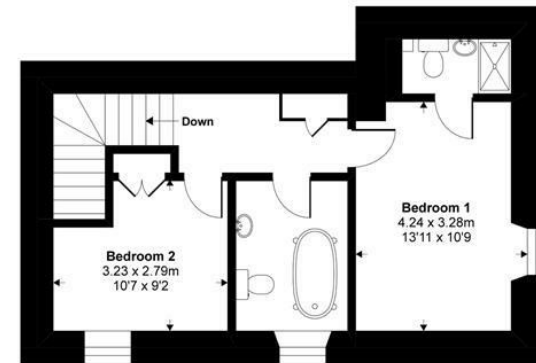
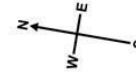
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These particulars are a guide only and should not be relied upon for any purpose.

Approximate Area = 863 sq ft / 80.1 sq m
For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Stags. REF: 678089.



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