



Hartley Farm, Three Burrows, Blackwater, Truro TR4 8HT





A truly superb, spacious and extended three bedroom detached farmhouse with planning permission to convert a further detached barn into a four bedroom residential dwelling. Set in just over four acres of paddocks and gardens with ample parking.

- Detached three bedroom farmhouse
- Over four acres with stable block & tack room
- Planning to convert a further detached four bedroom dwelling
- Conservatory
- Double glazed
- Stunning Kitchen/diner
- Large garage/workshop
Ample parking





DIRECTIONS

Heading out of Truro towards Chiverton Cross on the A390 passing Treliske Hospital, Threemilestone, continue almost to Chiverton Cross round-a-bout, take the last turn on your right hand side into a private lane which leads to an open gateway signed Hartley Farm, drive through the small paddock which leads to the parking area where the property is found.

DESCRIPTION

In addition to the paddocks there is a stable block and tack room, very large detached garage/workshop, well established private gardens, a small chicken run and a generous sized pond.

The property has been updated by our vendors over the years and offers extremely light and spacious accommodation comprising a stunning kitchen diner with vaulted ceiling, large feature fireplace with exposed stonework. A further double aspect living room with a feature fireplace and an Edwardian style conservatory overlooking the private enclosed garden. Three bedrooms to the first floor, master bedroom with en-suite, double French doors opening onto a generous sized balcony overlooking the gardens. Situated in a rural location yet conveniently positioned being approximately five miles from central Truro.

The property is approached over its own meandering driveway leading to a good-sized area for turning & parking, to the side is a gate leading to the enclosed garden & Conservatory.

EDWARDIAN CONSERVATORY

3.95m x 3.40m (13' x 11'2")

Upvc double glazed with Georgian glass, dwarf wall, tiled flooring, French double doors;

ENTRANCE HALLWAY

3.76m x 3.75m (12'4" x 12'4")

A generous entrance hallway with stairs rising to first floor landing, exposed stone wall to one side, beamed ceiling, opening to living room, door to utility room.

LIVING ROOM

4.79m x 3.35m (15'9" x 11')

A lovely double aspect room with feature fireplace & exposed stonework, two upvc double glazed Georgian windows overlooking gardens, beamed ceiling.



KITCHEN/DINER

10.22m (33'6") x 7.66m (25'2") reducing to 3.67 m (12')

A stunning triple aspect room with vaulted ceiling, large feature fireplace with exposed stonework, generous sitting area with a further area for dining table & chairs, patio doors to rear gardens, tiled flooring, kitchen area has been fitted with a good range of quality fitted wall base & drawer units with roll top work surface above, display and shelving units, window seat, one and a half bowl sink with mixer tap above, five ring gas hob with extractor above, integrated oven & grill, space for dishwasher and washing machine, beamed ceiling.

UTILITY ROOM

Exposed stonework to one wall, floor mounted boiler providing heating and hot water with work surface above, tiled flooring, beamed ceiling, door to ground floor bathroom.

GROUND FLOOR BATHROOM

3.56m x 2.18m (11'8" x 7'2")

Four piece white bathroom suite comprising W/C, bidet, corner bath, corner shower, tiling to walls & floor, beamed ceiling, upvc double glazed window with obscure glass to rear aspect, recessed lighting.

FIRST FLOOR LANDING

With doors off to bedrooms;

BEDROOM ONE

5.42m x 3.89m (17'9" x 12'9")

Double aspect with two upvc double glazed windows to front aspect, recessed lighting.

BEDROOM TWO

3.54m x 2.81m (11'7" x 9'3")

Part vaulted ceiling, upvc double glazed French doors opening out onto the balcony overlooking the gardens, laminate flooring door to En-Suite shower room.

BEDROOM THREE

3.69m x 2.76m (12'1" x 9'1")

Double aspect room with two upvc double glazed windows to side & front aspect, laminate flooring, built in wardrobes.

OUTSIDE

GARAGE/WORKSHOP

12.11m x 11.96m (39'9" x 39'3")

DETACHED BARN

With planning to convert to four bedroom dwelling.

STABLE BLOCK & TACK ROOM

GARDENS

Large gardens & paddock with Plentiful parking.

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	38	84
England, Scotland & Wales	EU Directive 2002/91/EC	

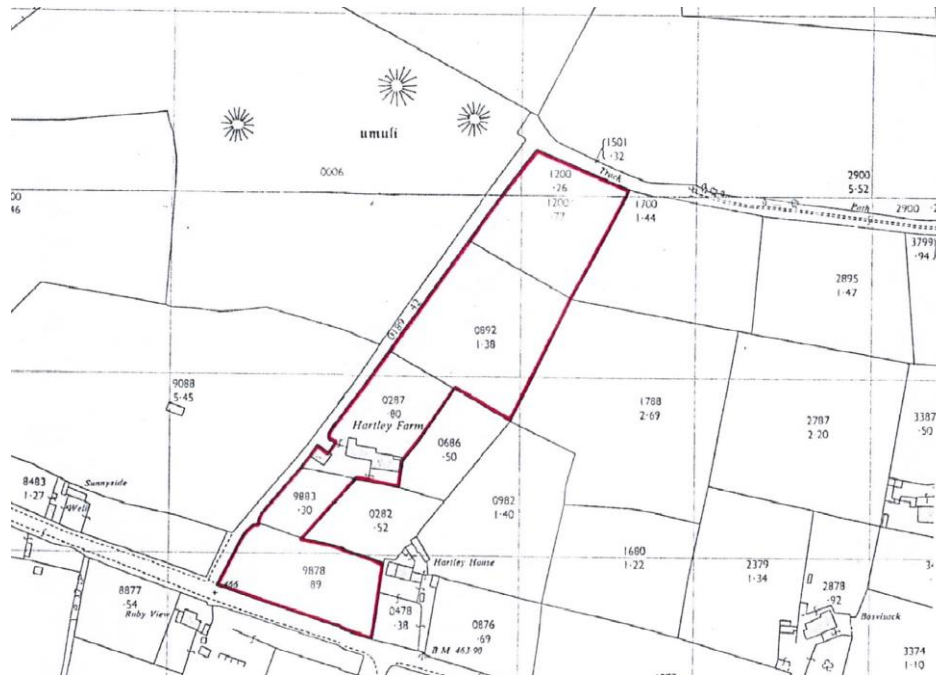
VIEWING

Truro Office, Charles House, 18 - 21 Charles Street, Truro, Cornwall, TR1 2PQ.



PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.

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PrimeLocation.com

Tel: 01872 277794.

www.millerson.com

www.rightmove.co.uk

truro@millerson.com

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Partners: G C Miller FRICS. H M Miller. J C Miller. J S Hellins