



Valley View Farm



Valley View Farm

, Chacewater, Cornwall, TR16 5QF

Truro 6 miles. Redruth 12 miles. Perranporth 8 miles

A charming detached farmhouse with 1 bed self contained detached annexe in rural hamlet close to Truro.

- No Onward Chain
- Sitting/Dining Room
- Study/Bedroom 5
- Two Bathrooms
- Self Contained Detached Annexe
- Rural Valley Views
- Kitchen/Breakfast Room
- Four Bedrooms
- Large Gardens
- Double Garage & Parking

Offers In Excess Of £695,000

SITUATION

Valley View Farm is situated in the small rural hamlet of Creegbrowse, a short distance from the village of Chacewater and between the Cathedral City of Truro and the historic mining town of Redruth.

The A30 is within easy access for travel to beaches at Perranporth, St Agnes and Porttowan 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.

Local facilities including a beautiful church, post office, health centre, highly regarded school, farm shop, play park, village green and hall, bowling club, public house, excellent bus links and hairdressers and butchers at Threemilestone.



DESCRIPTION

This spacious farmhouse originally dated back to the early 1890's and was rebuilt with extensions in 1996. Beneath its attractive stone facade it retains a wealth of charm with slate floors, beam ceilings and granite fireplaces. The Farmhouse was rebuilt using original local materials and craftsmen.

The Entrance hallway at the rear gives access to the large sitting/dining room where an inglenook fireplace houses a wood burning stove at one end and ornamental Cornish range at the other. Windows and a stable door overlooking the garden at the rear. The large kitchen/breakfast room has a comprehensive range of country style units and drawers with granite worktops and Belfast sink. This spacious light filled room has windows and doors to the front rear and side, wall and floor tiles and a large fireplace housing a four oven electric Aga. The cloakroom and study/bedroom 5 complete the ground floor accommodation.

Stairs rise from the hallway to the first floor where the galleried landing leads to the four bedrooms, the master en-suite bathroom, and spacious family bathroom. Both have suites comprising shower cubicles, pedestal wash hand basins, WC and roll top baths.

THE ANNEXE

The annexe is a beautifully appointed, detached self contained barn conversion offering sitting/dining/kitchen, double bedroom and shower room. It has its own parking area to the front and a decked sun terrace with lawn garden enjoying the distance countryside views at the rear.

OUTSIDE

The property is approached through a double five bar gate into a generous gravelled area allowing parking for several vehicles, boat or caravan storage. There is a substantial timber built garage/workshop with two sets of double doors to the front, windows to the side, power and light. Double timber gates lead through the generous gardens with extensive lawn area, shrub and flower borders and several sun terraces. The garden enjoys a sunny aspect and magnificent far reaching rural valley views across the Cornish countryside.

SERVICES

Mains electricity and water. Private drainage. Solar power panels provide the property with free electricity with the excess generated

VIEWINGS

Strictly and only by prior appointment with Stags Truro Office on 01872 264488.

DIRECTIONS

From Truro head to the village of Chacewater. In the central of the village take a left at the Red Lion Public house on to The Square and follow this road passing the school. Continue on Church Hill out of the village taking a right at the crossroads. Take the first turn on the left and the property will be found approximately 100 yards on the left hand side.



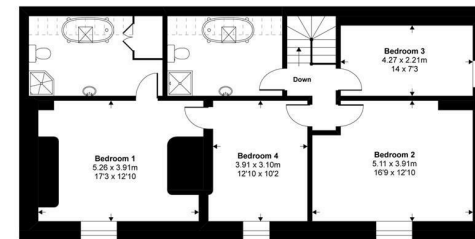


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

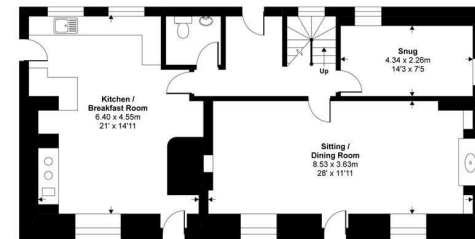
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First Floor



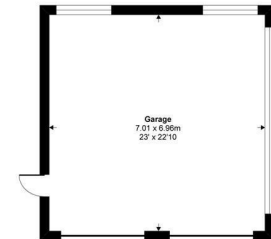
Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Stags REF: 689408

Approximate Area = 1912 sq ft / 177.6 sq m
 Limited Use Area(s) = 46 sq ft / 4.2 sq m
 Outbuilding = 525 sq ft / 48.7 sq m
 Total = 2483 sq ft / 230.6 sq m
 For identification only - Not to scale

Denotes restricted head height



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