



The Bungalow



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Silverwell, Blackwater, Cornwall, TR4 8JQ

Chiverton Cross (A30) 0.9 miles – St. Agnes 3.4 miles – Truro 7.0 miles

A superb equestrian property comprising a bungalow with a self-contained annexe, set within approximately 6 acres and benefiting from a range of stables, outbuildings and paddocks.

- No Onward Chain
- 1 Bedroom Ancillary Accommodation
- Range of Stabling and Outbuildings
- Popular Rural Yet Accessible Location
- Freehold
- 3 Bedroom Bungalow
- Approximately 6 Acres in All
- Two Pasture Paddocks
- Ample Parking
- Council Tax Band: B and B

Guide Price £625,000

SITUATION

Occupying a rural yet accessible position, the property enjoys excellent connectivity, with the A30 at Chiverton Cross located less than a mile away. The thriving village of Blackwater is just over a mile distant and offers a range of everyday amenities including a public house and community facilities.

Blackwater is conveniently situated approximately 7 miles west of Truro and around 3 miles from the popular coastal village of St Agnes and the stunning North Cornish coastline. The cathedral city of Truro provides a comprehensive range of amenities, including an excellent selection of shops, schools, restaurants and leisure facilities, together with a mainline railway station offering connections to London Paddington.



DESCRIPTION

This versatile property, ripe for modernisation, was originally constructed as a single detached bungalow and has, over time, been adapted to create two semi-detached bungalows by closing off an internal connecting doorway. The larger of the two provides well-proportioned accommodation comprising a kitchen, spacious sitting/dining room enjoying attractive views across the surrounding land, three bedrooms and a family bathroom.

The adjoining self-contained ancillary accommodation offers excellent flexibility and includes a kitchen, sitting room, garden room, double bedroom and shower room, making it well suited to multi-generational living, dependent relatives, guest accommodation or potential rental use (subject to any necessary consents).

An internal hallway, now utilised as a useful storage area, originally formed the link between the two properties. Subject to any necessary consents, the blocked doorway could be reopened, allowing the accommodation to be reinstated as a single detached dwelling should a purchaser so wish.

OUTSIDE

The property is exceptionally well suited to those seeking a home with excellent equestrian facilities. A comprehensive range of outbuildings, that would benefit from refurbishment, include a number of stables, a tack room, feed store, general storage and a substantial multi-purpose barn, offering excellent versatility. The main bungalow and annexe each benefit from their own private lawned garden areas, providing clearly defined outdoor spaces. The land extends to the south and west of the property and comprises two gently sloping pasture paddocks, which the bungalow enjoys a view over.

In all, the property extends to approximately 6.00 acres.

SERVICES

Mains electricity and water. Private drainage via a septic tank. Oil fired central heating. LPG for cooking.
Internet: Standard available (Ofcom).
Phone signal: Outdoor and indoor available (Ofcom).
Please note the agents has not inspected or tested these services.

VIEWINGS

Strictly by prior appointment with the vendor's appointed agents, Stags.

DIRECTIONS

What3words.com: ///hidden.loving.polar



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

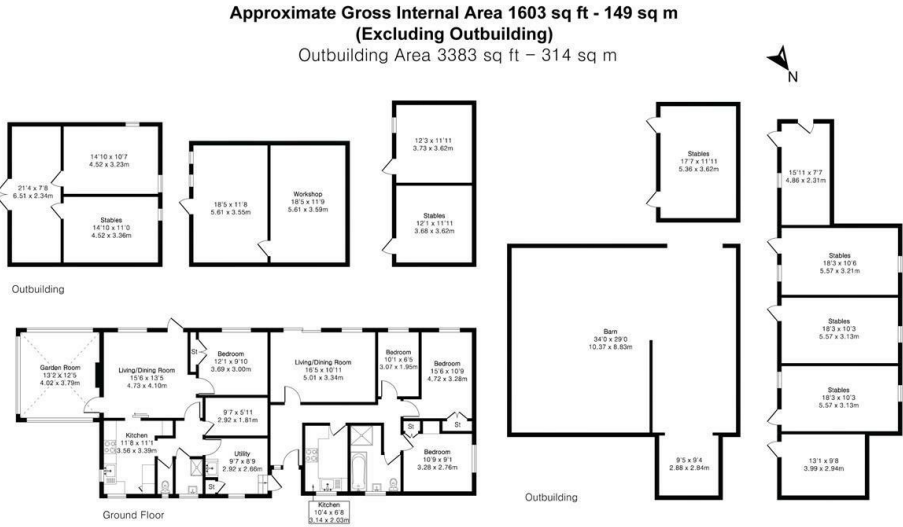


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		72
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	42	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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