

Spring Cottage

Wheal Frances
Goonhavern
Truro TR4 9NS

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS









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DETACHED PERIOD COTTAGE FOR IMPROVEMENT ENJOYING COMPLETE PRIVACY

In a very peaceful setting, just over two miles from village facilities and within easy reach of the north Cornish coast at Perranporth, Truro and the A30 for quick commuting.

In the same ownership since 1971 and a cherished home. Now in need of modernisation but offering huge potential to create a fabulous home in an amazing rural setting.

Three bedrooms, sitting room, dining room, kitchen, utility and bathroom. Huge potential to extend and ample space to build a garage (subject to consents). Lots of parking. LPG Central Heating.

Fabulous enclosed south facing gardens extending to just over half an acre. Two small stone barns including a former forge.
An absolute Gem - Viewing Essential.

Sold with no chain and vacant possession.

Freehold. Council. Tax Band E. EPC - F.

Guide Price £425,000



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GENERAL COMMENTS

Spring Cottage is a fabulous, unspoilt property, in a rural setting enjoying complete privacy. It has been in the same family ownership since 1971 and has been a cherished home and very well cared for. It is now in need of modernisation but offers tremendous potential. The setting of Spring Cottage is very special indeed, tucked away in an incredibly peaceful location, along a quiet unmade lane on the outskirts of Goonhavern, yet is within easy access of Truro, the A30 for quick commuting and the north Cornish coast is within a few minutes drive. There is no road noise whatsoever and the rural setting is a natural haven for wildlife.

The cottage is very attractive with natural stone elevations and is surrounded by fabulous mature gardens that extend to just over half an acre that enjoy a sunny aspect, peace and quiet. The accommodation comprises: Entrance porch, sitting room, dining room, kitchen, bathroom and three bedrooms. The cottage is full of charm and character and includes many wonderful period features including exposed beams, traditional sliding sash windows and feature fireplaces. The whole property enjoys a sunny, south facing aspect and the gardens are well stocked with many mature shrubs, plants and trees. The gardens are enclosed within dense hedges providing privacy and protection. There is driveway parking for for at least four cars and plenty of space to erect a garage (subject to consent). Spring Cottage presents a very rare opportunity to purchase a delightful property that has not been marketed since 1971. An internal viewing is essential.

LOCATION

Spring Cottage is approximately one- two miles from Goonhavern which is a popular village community set astride the A3075 and just 2-3 miles inland from the north Cornish resort of Perranporth known for its spectacular beach and surf. Newquay is about 6 miles away and the city of Truro with its cathedral and shopping centre about six miles. Goonhavern has a pub, shop and post office.

In greater detail the accommodation comprises (all measurements are approximate):

CONSERVATORY

5.33m x 1.42m (17'5" x 4'7")

A large entrance conservatory enjoying views over the garden with space for a table and chairs. Telephone point. Light and power. Doors opening into study/bedroom three and:

LOUNGE

4.00m x 3.63m (13'1" x 11'10")

Exposed beams. Double glazed window overlooking the front garden with deep window cill. Feature fireplace incorporating LPG fire. This could be taken out and a woodburner installed. Stone hearth. Doors to kitchen, dining room and also to stairs that lead to the first floor.

DINING ROOM

3.67m x 2.40m (12'0" x 7'10")

Sliding sash window to front through the conservatory with views of the garden beyond. Open stone fireplace with wood surround and mantle. Exposed beams. Radiator. Doors into the sitting room and:



BEDROOM THREE/STUDY

4.33m x 2.42m (14'2" x 7'11")

Window to side and door opening into the entrance conservatory. Radiator.

From the sitting room, a door opens into the kitchen.

KITCHEN

2.65m x 1.94m (8'8" x 6'4")

A limited range of kitchen units. Single stainless steel sink. Space and plumbing for washing machine, space for cooker, worktop with storage shelves over. Radiator. Tiled floor, steps to bathroom. Door to:

UTILITY ROOM

3.85m x 1.59m (12'7" x 5'2")

Further worktop with storage cupboards below. Half glazed door and window opening into the side garden. Boiler cupboard, housing Worcester, LPG fired central heating boiler. Slatted shelves. Additional shelved cupboard. Space for fridge, freezers, etc.

BATHROOM

2.36m x 2.05m (7'8" x 6'8")

A partly tiled rooms with low level w.c, pedestal wash hand basin, panel bath, separate shower cubicle. Tiled floor. Radiator, Velux window to rear and window to side.





FIRST FLOOR

Small landing with doors to both bedrooms.

BEDROOM ONE

3.77m x 3.14m (12'4" x 10'3")
Sliding sash window to front with window seat enjoy lovely views over the garden. Partially exposed roof trusses. Built in wardrobe over the stairs. Loft access.

BEDROOM TWO

2.93m x 2.34m (9'7" x 7'8")
Sliding sash window overlooking the front garden with deep window seat. Built in double wardrobe and built in shelves.

OUTSIDE

Spring Cottage is approached over a long lane that leads to a parking and turning area with parking for three or four cars. Here there is ample space to build a garage. A wide path leads through a wooden gate and pergola with mature shrubs over and onto the cottage.

GARDENS AND GROUNDS

The garden is large and extends to approximately half an acre, and is enclosed within natural hedge boundaries. The whole garden enjoys a sunny, southerly aspect and complete privacy. Over the years, the garden has been very well maintained and included a very productive vegetable garden on the lower side, and although the garden is now overgrown, there is potential to create a truly magnificent garden. It is a natural haven for wildlife and is stocked with many specimen shrubs, plants and trees. The greenhouse is included in the sale and a further attractive stone barns provides additional storage. Closer to the cottage is a useful wooden workshop.
At the front of the cottage accessed from the conservatory is a paved terrace providing plenty of sitting out space enjoying views over the garden and perfect for outside dining. A path leads alongside the cottage to a former forge, which is a very attractive detached single storey traditional stone barn. At the bottom of the garden is the natural fed spring, which is the private water supply for Spring cottage, and also for the Chapel next door. The water system is annually maintained by a local specialist company and has the necessary filters and ultraviolet filter. The water supply has recently been tested by South West Water and this is available for inspection from the agents.

SERVICES

Private spring water supply (shared with neighbouring property). Mains electricity. Private drainage system. Calor gas bottles with combi boiler.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

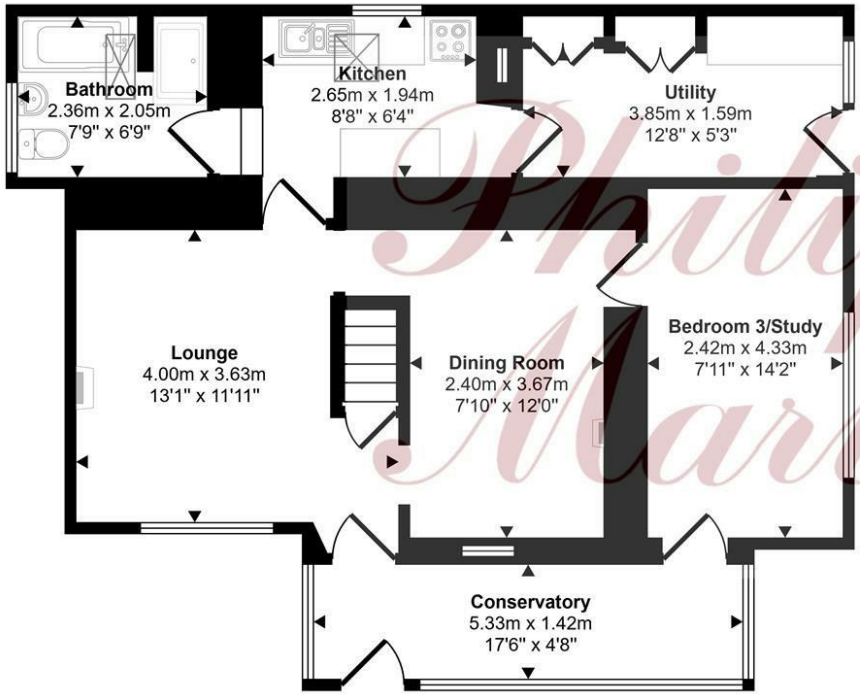
VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

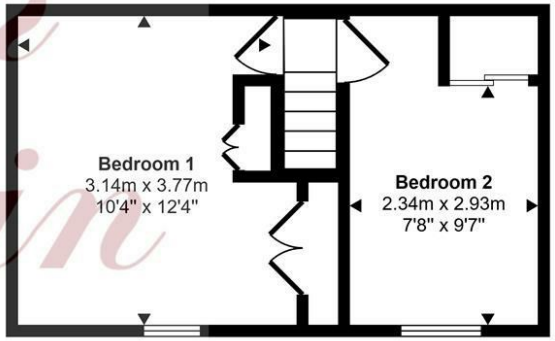
DIRECTIONS

From the double roundabout in the centre of Goonhavern take the turning into Bridge Road and drive past the village shop/post office turning right onto Polgoda Road. Follow this road out into the countryside for almost three quarters of a mile and turn right signposted Wheal Frances. Continue along this unmade lane and at the crossroads bear right and Spring Cottage is found at the end of the lane.

Approx Gross Internal Area
97 sq m / 1041 sq ft

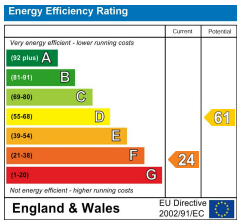


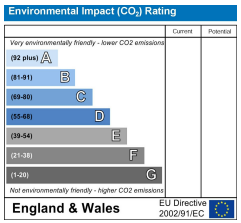
Ground Floor
Approx 72 sq m / 778 sq ft



First Floor
Approx 24 sq m / 263 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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