



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA8678

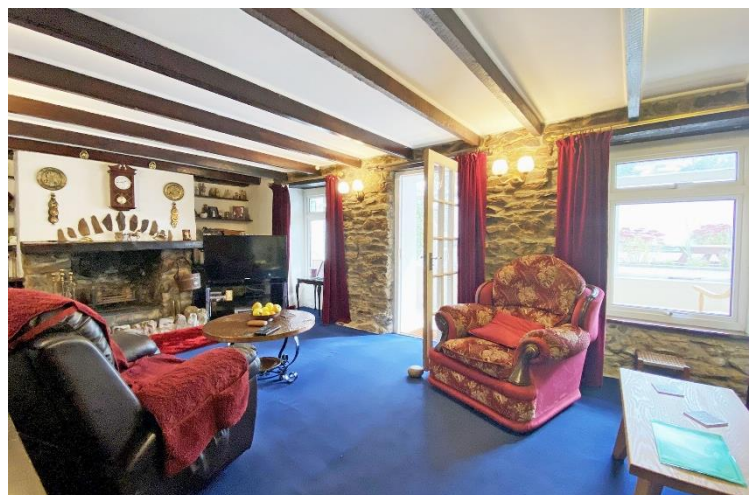
Offers around £550,000

**Fir Cottage,
Goonhavern, Nr. Truro, Cornwall, TR4 9NW**

FREEHOLD



Available for sale for the first time in 36 years is this detached individual 4 bedroomed character cottage set in level gardens with detached garage and further workshop, on the outskirts of this highly sought after village within a very short drive of north coast beaches and only 15 minutes or so from Truro.



SUMMARY OF ACCOMMODATION

Ground Floor: entrance vestibule, cloakroom/wc, hallway, living room, sun room, dining room/study, kitchen.

First Floor: landing, 4 bedrooms, 2 bathrooms.

Outside: level enclosed gardens with spacious workshop and two garden sheds. Detached garage and driveway parking.

DESCRIPTION

- Fir Cottage is most conveniently situated a level walk from the amenities in the village and provides a spacious four bed roomed, two reception roomed detached character cottage. This is the first time the cottage has been available in 36 years and it provides comfortable accommodation which could benefit from some upgrading and updating.
- The cottage is set gable end to the road with the entrance to one side which opens into the entrance vestibule with cloakroom/wc off it before opening into the main reception hall. The 21'7" long living room is particularly characterful with a large open fireplace (currently blocked off) and this opens through into the full width sun room which overlooks the garden. There is a separate dining room/study which is of a good size and a fully fitted kitchen with access out onto the side terrace.
- To the first floor, there are four bedrooms (three doubles and one single), and two bathrooms.
- Outside, there is driveway parking for a couple of vehicles in front of the detached garage. Additionally, there is a very good sized detached workshop and two sheds. There is an area of paved patio to one side and immediately beyond the sun room is a paved patio area interspersed with some beds and borders. A pedestrian gate leads through into the upper area of garden which is primarily laid to lawn with access into the other workshop.
- The cottage could certainly benefit from some updating but does provide very good sized and characterful accommodation.

LOCATION

Fir Cottage is located a level walking distance from the village centre. The village itself has a very good sized general store with post office, popular pub, garden centre and a park with children's play area and there is also a highly regarded primary school.

The village itself is very well positioned being only about 2 miles away from the north coast and the beautiful 1½ mile long sandy beach at Perranporth. The town of Newquay is about 6 miles away and is the home of surfing in the United Kingdom with the world renowned

Fistral Beach. The cathedral city of Truro, Cornwall's capital, is about 7 miles from the village and this has a very comprehensive range of schooling, leisure and commercial facilities.

For the golf enthusiast there are excellent courses at Perranporth and Newquay, as well as a number of others in the vicinity.



THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)

Timber entrance door to:-

ENTRANCE VESTIBULE. Doors to:-

CLOAKROOM / WC. Comprising low level wc, wall mounted wash hand basin, window to the side.

HALLWAY. Ceiling spotlights, turning staircase, cloaks cupboard housing meters. Door to:-

LIVING ROOM – 21'7" x 11'10". Two windows and doorway with



views through the sun room out to the rear gardens. Large open fireplace with stone surround and slate hearth, beamed ceiling, exposed granite feature walls. Doors through to:-

SUN ROOM – 25'8" x 4'9". Glazed windows along one wall and doorway out onto the rear terrace, ceiling lights.

DINING ROOM / STUDY – 11'4" x 9'8". Lattice double glazed window overlooking the front. To the other side of the hallway, two steps lead to:-



KITCHEN – 20'1" x 7'9". A comprehensive range of fitted base and eye level timber fronted units, complementary worksurfaces, Baumatic four ring hob with extractor over, inset microwave, Hotpoint double oven, stainless steel ½ bowl single drainer sink unit with mixer taps over, a run of windows overlooking the side courtyard, ceiling spotlights, tiled floor.

From the hallway, turning staircase with window to the front on the half landing to:-

FIRST FLOOR

LANDING. Doors to:-

BEDROOM 2 – 10'6" x 9'5". Lattice double glazed window overlooking the front.



PRINCIPAL BEDROOM – 13'3" x 12'. Double glazed window overlooking the rear courtyard and gardens.

BEDROOM 3 – 10'7" x 9'6". Double glazed window overlooking the rear courtyard and garden.

BATHROOM. Comprising panelled bath with fitted Redring shower over and screen, low level wc, pedestal wash hand basin, wall mounted towel rail, frosted glazed window. Airing cupboard with slatted shelving.

BEDROOM 4 – 11'8" x 8' max. An L-shaped room with window to the side.

BATHROOM. Comprising corner bath with Redring shower over, low level wc, pedestal wash hand basin, airing cupboard housing hot water tank.

OUTSIDE

From the lane a five bar timber gate opens onto the tarmac driveway with parking for two vehicles, the driveway leads to:-

DETACHED GARAGE – 16'9" x 12'9". Electric roller shutter doors, side pedestrian doorway and window. Power and light connected.

An archway leads between the garage and the house to a side area of paved patio with fence borders. There is a shed in one corner and the pathway continues around to the rear of the house. There is an area of paved patio garden with some raised flowerbeds and borders with side pedestrian gate to the lane and a further metal gate leads to a further area of garden with an expanse of lawn and mature borders, a further timber garden shed and further **WORKSHOP – 13'3" x 12'2"** with power and light connected.



GENERAL INFORMATION

VIEWING – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE – TR4 9NW.

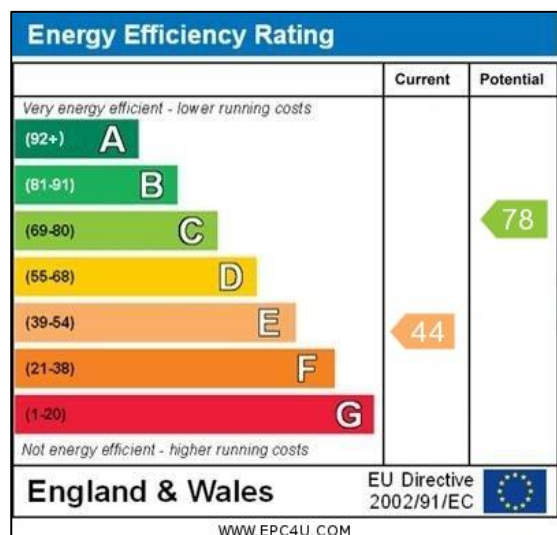
SERVICES – Mains water, drainage and electricity. Oil fired central heating. For Council Tax see www.mycounciltax.org.uk.

DIRECTIONS – From the centre of the village proceed along Bridge Road passing Pollards Close on the right hand side and as the road splits take the right hand fork onto Polgoda Close and Fir Cottage is the second property along on the right hand side clearly visible with a Lillicrap Chilcott For Sale board.

AGENT’S NOTE – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm.
NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.

THE PROPERTY OMBUDSMAN
 Approved Redress Scheme



Not to scale – for identification purposes only.

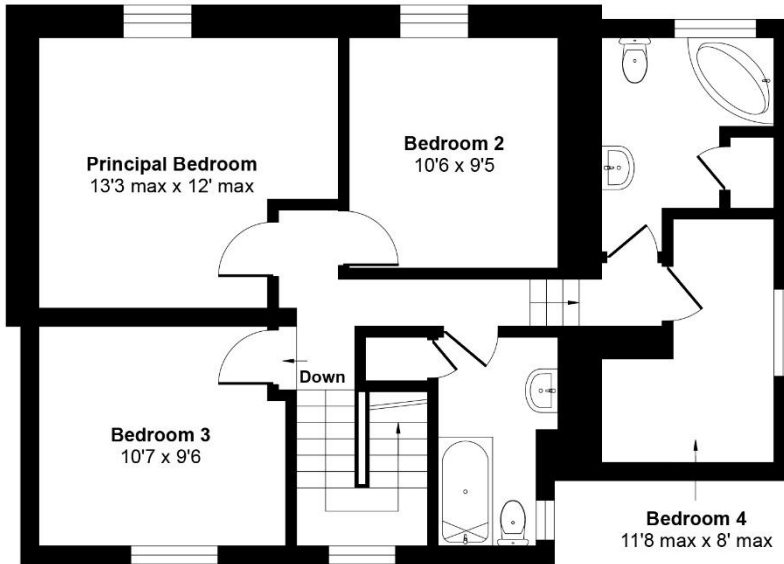
Goonhavern, Truro

Approximate Area = 1900 sq ft / 176 sq m (includes garage)

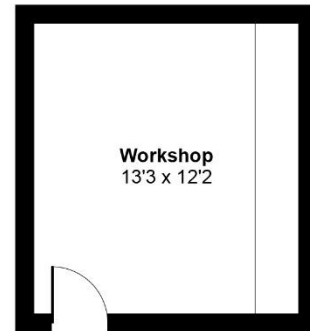
Outbuilding = 162 sq ft / 15 sq m

Total = 2062 sq ft / 191 sq m

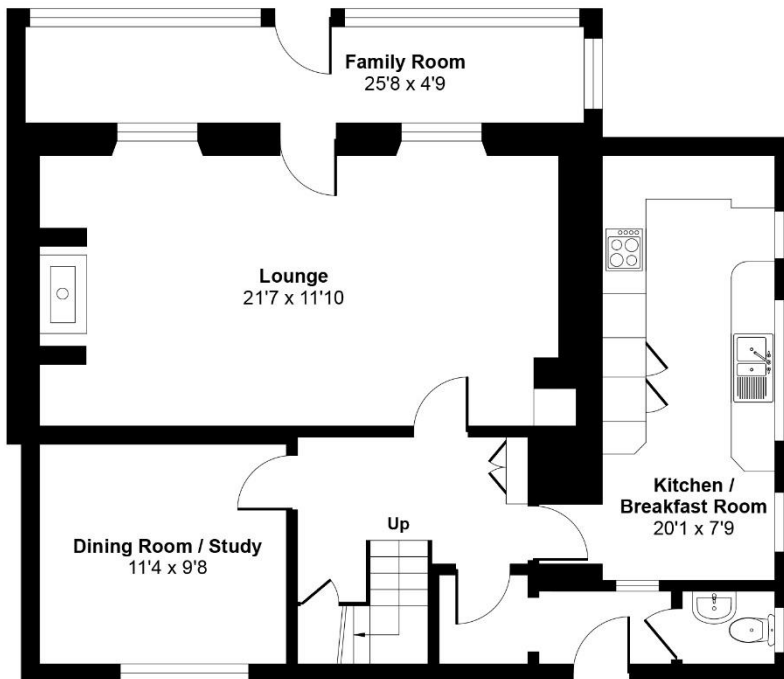
For identification only - Not to scale



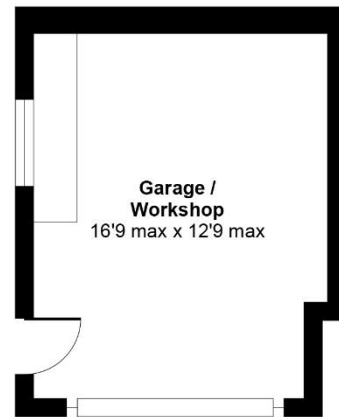
FIRST FLOOR



OUTBUILDING



GROUND FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checom 2021. Produced for Lillcrap & Chilcott. REF: 779403

