



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9087

Offers around £450,000

Tamarisk,  
Frogpool, Truro, Cornwall, TR4 8RU

**FREEHOLD**



**Situated in a quiet, semi rural yet convenient position, within striking distance of both Truro and Falmouth, a generously proportioned, exceptionally versatile, detached 3 bedroomed bungalow in a large corner plot, PLUS DETACHED TWO STOREY BARN. Whilst meticulously cared for, now in need of total modernisation or possible redevelopment and extension, subject to necessary consents being obtained.**





### **SUMMARY OF ACCOMMODATION**

Entrance hall, living/dining room, kitchen, 3 bedrooms, family bathroom, utility room.

**Outside:** tarmac driveway parking, attached single garage, separate wc, level lawned wraparound gardens with mature hedge boundaries, greenhouse.

### **TAMARISK BARN**

Two storey detached barn for conversion, subject to necessary consents, or ideal workshop.

### **DESCRIPTION**

Frogpool is a lesser known, but exceedingly sought after hamlet in an ideal, very convenient location within easy commuting distance of the vibrant harbourside town of Falmouth and cathedral city of Truro, with the nearby village facilities of Perranwell Station a little over 1 mile away.

Tamarisk is a deceptively spacious bungalow, positioned on a generous corner plot, which offers three bedroomed accommodation, now in need of total modernisation.

Very surprisingly, Tamarisk is also being sold with, what is known as Tamarisk Barn, a former egg packing factory which comprises a detached two storey barn, built part of stone and part of block, approached via its own vehicular access to the side and subject to necessary consents could suit a multitude of purposes.



## **LOCATION**

Frogpool is a quiet, semi rural hamlet located in the rural fringes of central Cornwall, within striking distance of the thriving harbourside town of Falmouth with its array of shopping facilities, eateries and schooling facilities, as well as a bustling harbour, day sailing waters of the Fal Estuary, alongside golden sandy beaches, with further access to the cathedral city of Truro a short distance away. The closest village of Perranwell Station is a little over a mile away with its own pub, village stores and primary school, as well as a village primary school at Cusgarne which is a short walk away.

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

Part glazed broad front door opens into the entrance hallway, which in turn serves the living/dining room, family bathroom and three bedrooms. Storage cupboard housing the insulated hot water cylinder. Radiator.

**LIVING / DINING ROOM – 15'3" x 11'1" plus 11'9" x 8'.** A good sized L-shaped reception room with a seating area to the front with broad window looking across the entrance driveway and front garden, bordered by mature hedged boundaries with a feature fireplace and slate hearth. Radiator. This wraps around, open-plan, to a dining area, again with a central heating radiator which in turn leads through to the kitchen via a part glazed internal door with matching side panel.



**KITCHEN – 9'9" x 8'3"**. Another good sized, dual aspect room with windows to both the rear and side, to the side overlooking the charming rear garden. Kitchen fitted with a range of matching fitted wall and base units with roll edged worktops. 1½ bowl sink and drainer and freestanding space for appliances. A door leads from here through to:-

**UTILITY ROOM – 11'7" x 7'10"**. A very useful, practical space with separate, enclosed wc, part glazed stable door leading out to the lean-to potting shed and garden beyond and a wide square arch opening through to the garage. The utility room has plentiful space and plumbing for freestanding washing machine/tumble dryer.

From the initial entrance hallway, access into all three bedrooms and the family bathroom.

**BEDROOM 1 – 14' x 10'11"**. A spacious double bedroom, positioned to the front of the house with a broad window overlooking the mature planted front garden. Radiator.

**BEDROOM 2 – 10'11" x 10'7"**. Another good sized double bedroom with broad window to the side overlooking the delightful level lawned garden. Radiator.



**BEDROOM 3 – 7'8" x 7'8"**. A decent sized single bedroom, currently utilised as a shower room with walk-in glazed shower enclosure and electric Triton shower. Broad window on the rear elevation which overlooks the potting shed, conservatory and rear garden. Radiator.

**FAMILY BATHROOM.** Comprising white three piece suite of low level flush wc, pedestal wash hand basin and corner jacuzzi bath, lit by an obscure glazed window to the rear. Radiator.



### OUTSIDE

Approached off a quiet country lane, vehicular gates open to a broad tarmac parking area in front of an attached single garage with level access to the front door. The remainder of the front gardens are level lawned, bordered by mature hedged and tree lined boundaries and profusely stocked beds, wrapping around the side and rear of Tamarisk.

**GARAGE – 23'6" x 8'.** Approached via a tarmac driveway with parking for several vehicles with an up and over door to an attached, integral single garage with power, lighting and the recently refitted Worcester combination boiler.



To the rear a much larger than would be expected, totally level lawned garden, beautifully planted with an array of specimen plants, mature trees and fruit trees, with an attached glasshouse/potting shed which leads back through to the house.

### TAMARISK BARN

A detached, two storey former egg packing factory, now ripe for reutilisation, or subject to necessary consents, redevelopment, comprising a detached two storey building, part stone and part block built with vehicular doors to the front comprising two open-plan rooms, stacked on top of one another, both measuring 30'5" x 17'3".



## **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 8RU.

**SERVICES** – Mains water, electricity, oil fired central heating and private drainage via septic tank.

**COUNCIL TAX BAND** – D (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

**DIRECTIONS** – Proceed from Truro towards Falmouth and after descending the Carnon Downs bypass, turn right at the roundabout at the bottom. Follow this road, taking the left hand turn onto Old Carnon Hill at the crossroads. After ascending Old Carnon Hill, turn right at the bridge and follow Greenwith Road to its culmination, going straight across at the next crossroads, and following it around to the right. Follow this lane, and at the next junction, turn left and after a few hundred yards, just after a staggered junction, Tamarisk can be found on the right hand side.

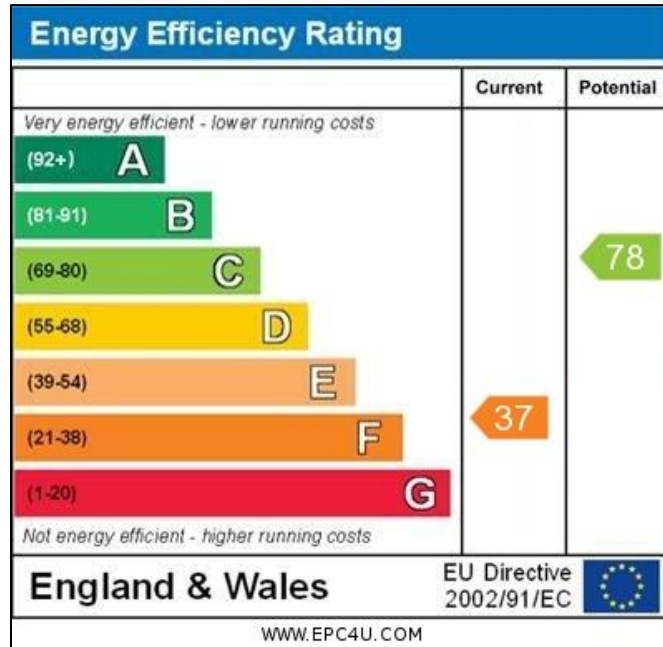
**AGENT'S NOTE 1** – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, 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.

**AGENT'S NOTE 2** – A concrete screening assessment has been undertaken on both Tamarisk and Tamarisk Barn. Tamarisk has been classified Class A1. Tamarisk Barn has been classified as A1 on the west elevation, with samples taken on the other sides currently unclassified and needing further investigation.

**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.

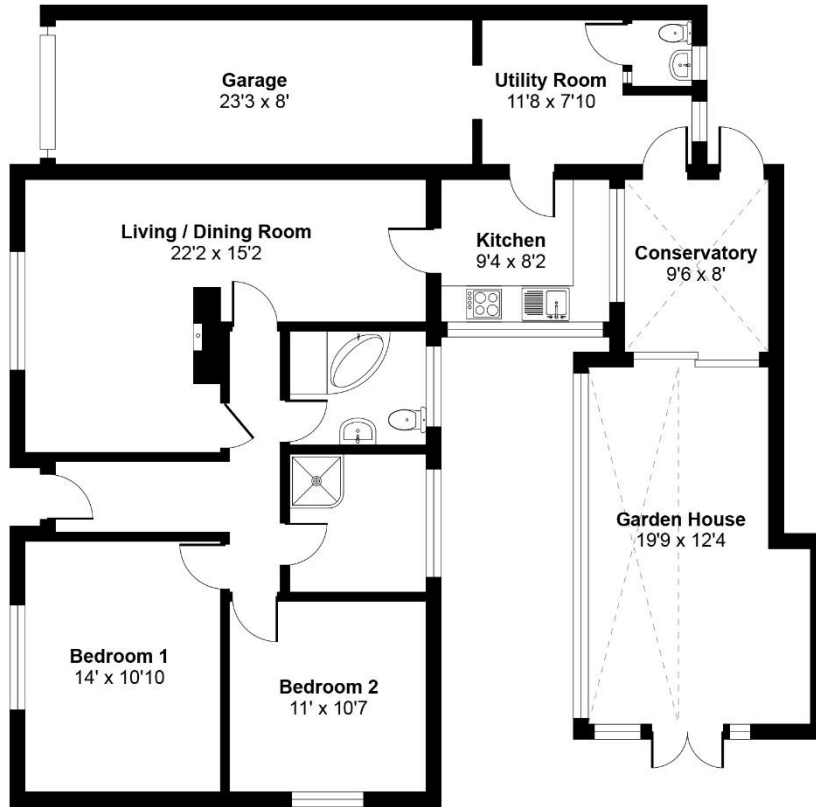
# Tamarisk, Frogpool, Truro

Approximate Area = 1436 sq ft / 133 sq m (includes garage)

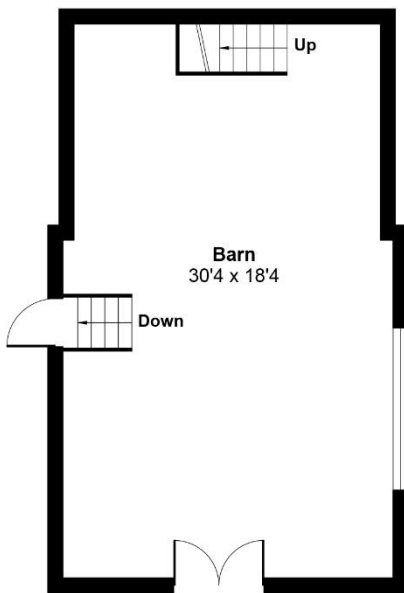
Outbuilding = 1096 sq ft / 102 sq m

Total = 2532 sq ft / 235 sq m

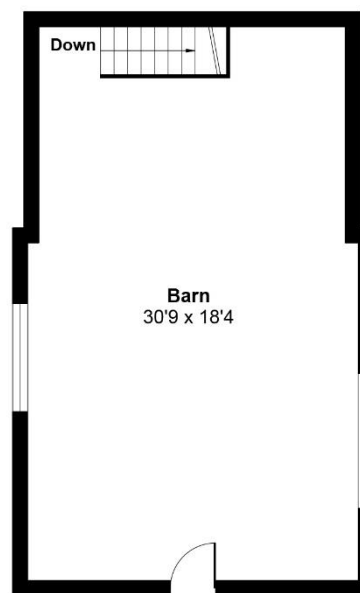
For identification only - Not to scale



GROUND FLOOR



OUTBUILDING GF



OUTBUILDING FF



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2022. Produced for Lillcrap & Chilcott. REF: 904935



