



Ground Floor Flat, Sydney House
West End, Blackwater
TR4 8HH





3 Bedrooms
2 Reception Rooms
2 Bathrooms
173 Sq. Metres
Guide Price
£343,000



natural light. There is a feature Victorian era fireplace on one wall and the room is more than large enough to have both a dining and living area. To the opposite side of the entrance hall is a lovely kitchen and dining room. This room offers space for a family dining table as well as a comfortable entertaining area to relax in whilst dinner is prepared. The kitchen is beautifully finished with white base and wall cabinetry including a central island, a freestanding range cooker and American style fridge freezer.

The master bedroom is wonderfully light and airy with French doors leading out onto the beautifully maintained and wonderfully private enclosed garden. The second bedroom is a good sized double room which could alternately be used as a study or separate reception room. There is a third bedroom to the rear of the apartment as well as a family bathroom with separate shower and an additional cloakroom which could be converted into an en-suite for the master bedroom.

The gardens of the home are extensive, creating a truly unique property given so few apartments have any outdoor space at all. Bordered by mature hedges and populated with a number of feature plants this is a space to savor and enjoy. An idea place to potter or to entertain children or grandchildren.

The large parking area is split between the two apartments and has sufficient space for at least five cars each. There would also be room for a storage shed or greenhouse here. A truly unique property which should be seen to be appreciated.



A superb conversion of this significant Victorian home has created an elegant and stylish ground floor apartment in a very convenient location in central Cornwall.

An elegant and stylish ground floor apartment in an historic building with easy access to Central Cornwall.

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PROPERTY

This ground floor apartment is of generous proportions offering three bedrooms, each of a substantial size and with high ceilings creating a sense of spaciousness and airiness. The size of this property allows for expansive reception rooms: the Living Room alone is over 400 sq. ft. and is wonderfully light and airy. The large private garden means that this property would be ideally suited to someone who may be looking for a bungalow or single storey living and doesn't want to sacrifice outdoor space for a traditional apartment.

Your first impressions upon stepping into the spacious entrance hall will be of the feeling of space and grandeur. To one side is the aforementioned Living Room with dual aspect secondary double-glazed windows facing south and east allowing ample







Surrounding Area

Blackwater is a small and very conveniently located village in the parish of St. Agnes containing a public school, post office, shop and pub. St Agnes is around 4 miles distant and contains an excellent range of local shopping facilities, junior school and numerous galleries, cafes and restaurants.

North Cornwall is perhaps best known for its glorious coastline and St Agnes is no exception with four beaches within easy reach offering excellent surfing and bathing. There are extensive walks both on the coastal footpath which offers dramatic scenery or inland through the Jericho Valley.

Truro (6½ miles) is a vibrant city where the Cathedral spires rise high above cobbled streets and national retailers compete with family firms. There is a choice of private and public sector schooling and golf courses will be found at Treliske and Killiow. Truro is the administrative centre of the county and contains the County and District Council offices, Regional Hospital and Crown Courts.

Blackwater enjoys a most convenient position being just over 3/4 of a mile from the A30 which gives access to many of the principle Cornish towns and the M5 at Exeter. Scheduled flights operate from Newquay Airport (20 miles) to Gatwick and Stansted and there is a main line railway station at Truro connecting with London Paddington.

Tenure

The property is Leasehold and benefits from the balance of a 999 year lease and has a share of the freehold (shared with the first floor apartment). There is no ground rent.

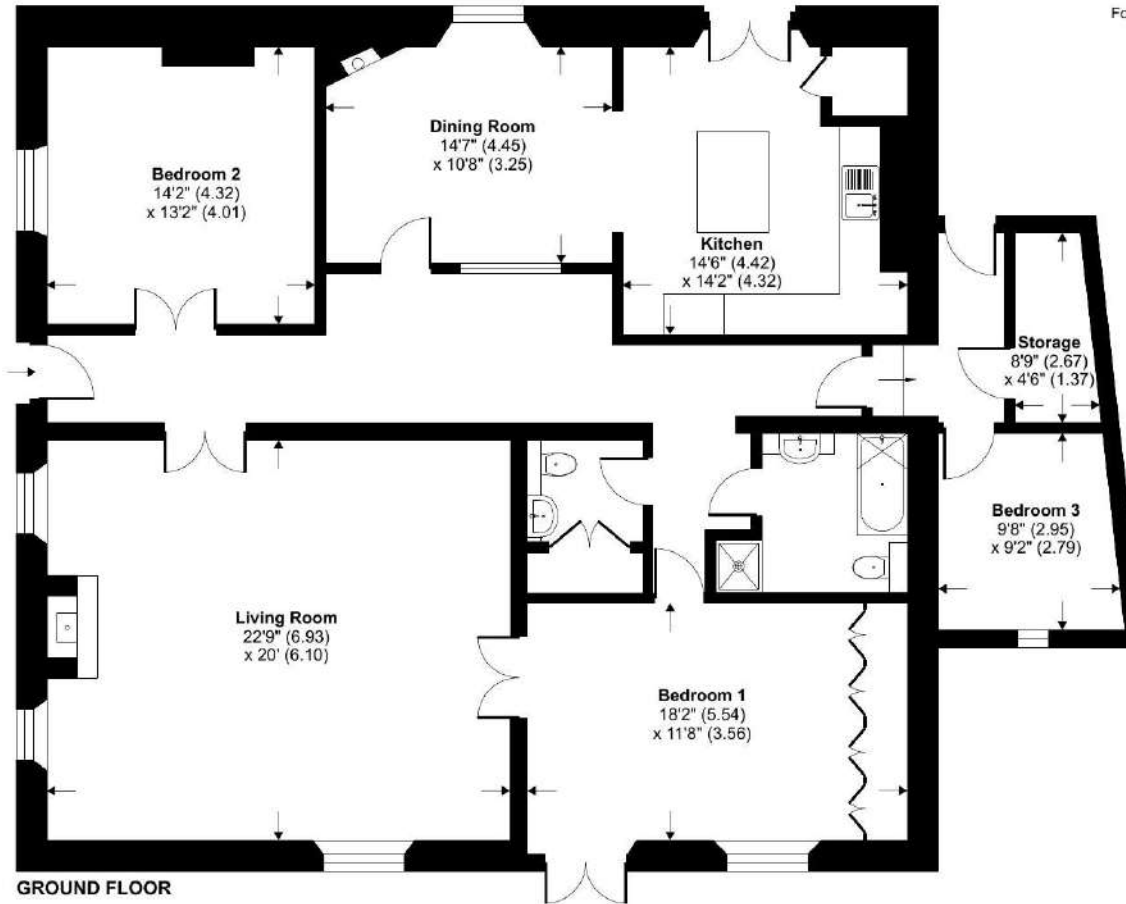
Having only one other neighbouring apartment and an owner-controlled management company there is a remarkably affordable service charge of £145/month which covers home insurance, window cleaning, exterior maintenance, and hedge trimming - removing the larger jobs to give the owners more time to enjoy Cornwall.



Sydney House West End, Blackwater, Truro, TR4

Approximate Area = 1861 sq ft / 172.8 sq m

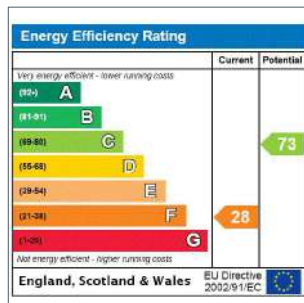
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GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2023. Produced for Humberts: REF: 1051509



Additional Information

Mains electricity. Mains water and drainage. BT connected.
Council Tax Band C

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