



**1 Church Hill**

## 1 Church Hill

Chacewater  
Truro  
Cornwall  
TR4 8PZ

3 Bedrooms  
1 Reception Rooms  
2 Bathrooms  
91 Sq. Metres

**Guide Price £325,000**





# The Property

**CHAIN FREE! Very attractively presented village home with a modern aesthetic and semi-open plan living. With easy access to the village amenities, parks and school.**

## IN THE OWNER'S WORDS

"We'd been house hunting for months and decided to view this house as a 'wild card'. Pretty much as soon as we walked in and saw the space we knew it was a contender and it's been a happy and easy place to live ever since."

## DESCRIPTION

The attractive and well-presented family home which is superbly located tucked away from the village centre within an easy walk of the local amenities including parks, pubs and primary school.

Entering the home the entrance hall leads into a large, family friendly, sitting room with a herringbone LVT floor and a pair of windows looking out to the front of the house. Adjoining this room is the eat-in kitchen. A range of base and wall mounted cabinetry in light blue and white respectively have created a modern kitchen with classic elements. There are inset double ovens, a gas hob, fridge//

freezer, dishwasher and 1 1/2 bowl sink under a window looking out to the garden. There is also space for a washing machine. There is plenty of room for a dining table and chairs. French doors lead out from the kitchen to the garden.

Upstairs there are two double bedrooms and a single room. The family bathroom has a large vanity unit with a mirrored medicine cabinet above and the bath with shower over is fully tiled above.

The end-terrace property allows for a garden which wraps around the rear and side of the house. The garden is laid mostly to lawn with a patio just outside the kitchen doors. Mature hedges form the boundary and create privacy.

Steps lead up to a higher lawned terrace with a wood store at one end. Further steps provide access to the designated parking area for two cars. There is a large garden shed here as well as a small enclosed secondary lawned area which is within the ownership of the property. This space could allow room for a home office 'away from home'!













# Surrounding Area

Conveniently just a few yards from the centre of Chacewater, there are variety of great amenities in this thriving village within walking distance of this home; a Primary school and Stepping Stones pre-school, convenience store, bakery, choice of pubs, village hall and surgery. There is also a nearby gym, bowling club and garden centre as well as easy access to the Mineral Tramways Cycle Routes which explores the rugged Cornish landscape steeped in mining history. The village location provides convenient access to the A30 (2 miles), North Coast and Truro (both 5 miles) as well being on a good bus route.

The nearby Cathedral city of Truro contains both national and independent retailers, supermarkets and a choice of private and public sector schooling A bus route at the entrance to the site provides easy access to Truro & Penwith College for higher and further education, also on this route is the Royal Cornwall Hospital and nearby Truro Golf Club.

Truro is an excellent central location to easily enjoy the whole county with the sandy beaches of either coast approx. 10 miles away. Closer still are a plethora of Creekside villages to explore, especially for keen water sport and sailing enthusiasts, the likes of Loe Beach, Feock and Mylor are a hive of activity.

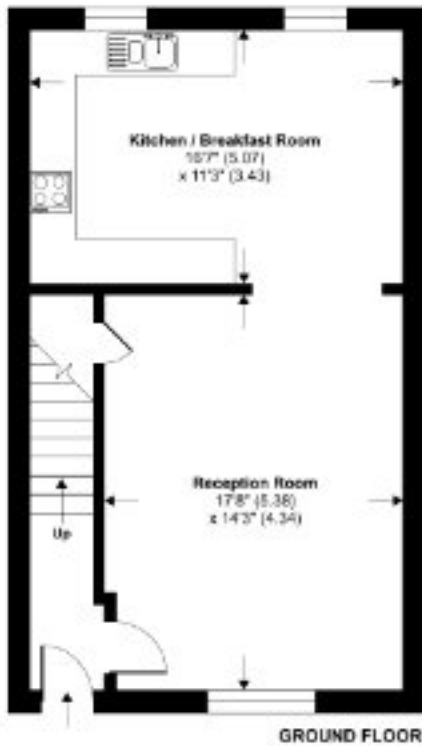
Truro Railway Station, connects with Falmouth and is also on the mainline to London Paddington while Newquay Airport (20 miles) provides regular scheduled flights to national airports now including Heathrow as well as international destinations.



## Church Hill, Chacewater, Truro, TR4

Approximate Area = 962 sq ft / 91.2 sq m

For identification only - Not to scale



Certified  
Property  
Measure

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential) - October 2024. Produced by Humberts, Ref: 1128265

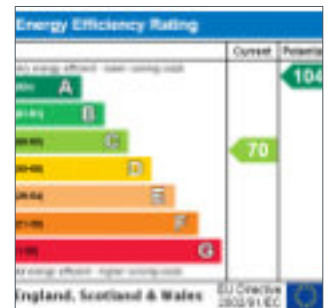
### Additional Information

Services: Air Source Heat Pump with mains water and drainage.

Council Tax: Band D

Tenure: Freehold

Local Authority: Cornwall Council



### IMPORTANT NOTICE:

Humberts and their clients give notice that: Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers / lessees should satisfy themselves as to the correctness of information given.

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