



Penstraze, Truro

Guide Price £550,000

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SALES

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Penstraze, Truro

Quaker Cottage comes to the market immaculately presented with high quality finishes throughout. In brief this is a superb four double bedroomed detached property, with generous reception areas, underfloor heating throughout, an enclosed west facing rear garden, driveway parking and countryside views to both front and rear. Situated in Penstraze – this property is centrally located to provide easy access to the A30, the city of Truro, and is only a short distance away from the popular village of Chacewater. A useful entrance porch welcomes you into the property. From here the entrance hall allows access to all the ground floor accommodation and has stairs, with storage underneath, rising to the first floor. On the ground floor, you will find a WC, study / playroom, utility room, living space and an open plan kitchen / diner, with bi-folding doors to the rear garden.





LOCATION

Quaker Cottage is conveniently located between Penstraze and Chacewater, with easy access to the A30 and only a short commute into the cathedral city of Truro, along with good public transport links close by. Chacewater is a popular village with a thriving community, situated five miles to the west of Truro City, offering a good range of local facilities which includes an excellent primary school, local bakers, general store with a post office, public house, recreation field, and a picturesque church sited on the village outskirts. Being centrally located, Quaker Cottage has the benefit of having 4 stunning sandy beaches, and woodland walks, all within 15 minutes and Falmouth only 20 minutes away. The Bissoe trail is also close by and is extremely popular with cyclist and walkers which links both coasts from Devoran through to Portreath.

INFORMATION

Tenure - Freehold
Broadband : Standard or Superfast - 20mbps to 1000mbps download speeds (Source OFCOM : <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=tr48pe&uprn=10001213227>)
Mobile Availability - Source OFCOM - Prediction, not a guarantee - EE, THREE, O2 & Vodafone (LINK : <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=TR48PE&uprn=10001213227>)





ENTRANCE PORCH

HALLWAY

KITCHEN AREA

4.45 x 4.39

DINING AREA

4.55 x 3.94

LIVING ROOM

5.32 x 3.90

WC

STUDY

3.17 x 2.69

UTILITY ROOM

FIRST FLOOR





BEDROOM
3.45 x 3.36

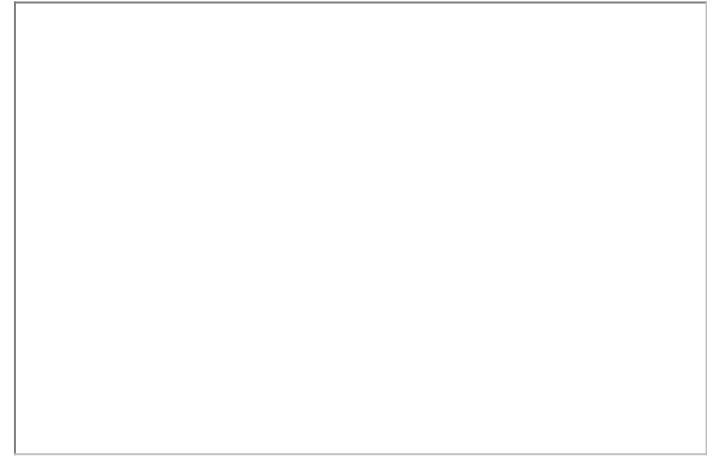
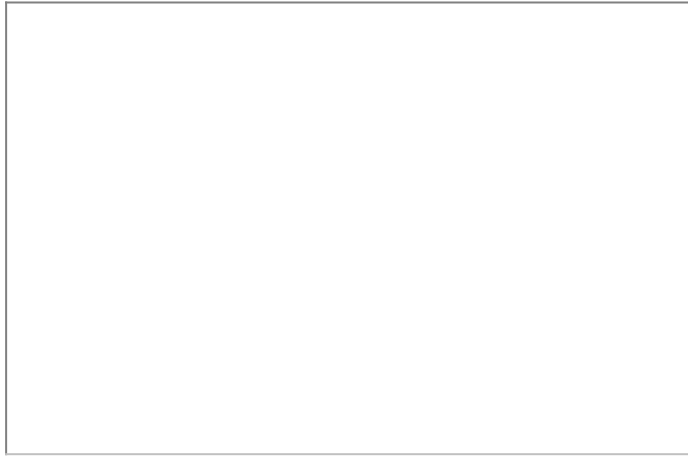
BEDROOM
3.80 x 4.19

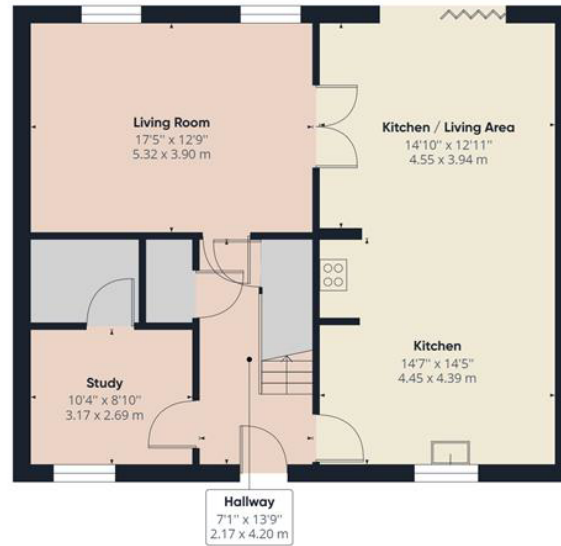
ENSUITE

BEDROOM
2.86 x 4.12

BATHROOM
1.84 x 2.93

BEDROOM
4.46 x 3.63





Ground Floor Building 1

Approximate total area⁽¹⁾

1749.09 ft²

162.50 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

TRURO

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements