



High Street Chacewater

£335,000

goundrys
SALES

experts in selling & buying

High Street Chacewater

Located within the heart of the thriving village of Chacewater is this Grade II Listed 3 Double Bedroom End of Terrace property.





Description

Located within the heart of the thriving village of Chacewater is this Grade II Listed 3 Double Bedroom End of Terrace property. The property which was originally built circa 1840 was formally the butcher's shop and incorporated a police office to the rear of the property, over the years the property changed hands and therefore changing to an Antiques Shop. There are many features within the property with the original shop front windows along with a stain glass arch window to the rear. The accommodation is as follows: The entrance door opens into a porch area with a door opening into the generous light and airy dining room having the original shop windows. Glass panel doors open into the living room which has a multi fuel burner with a sash window to the front elevation. To the rear you will find the kitchen with a range of wall and base units, a rangemaster having a 6 ring hob, under counter, fridge, freezer and dishwasher. The utility area and downstairs W.C can be found to the rear of the property. Also on the ground floor is the study/home office, this room was the original Police office for the village. Stairs rise to the first floor accommodation where you will find the three double bedrooms and spacious bathroom fitted with a white suite. As you ascend the stairs you will pass a feature stain glass window. The bathroom also has a feature arch stain glass window plus a sash window to the rear elevation. The rear garden is accessed via the utility room and has an attractive courtyard with gate opening to the side of the property. A pathway leads you to the garden having a seating area for alfresco dining, being laid to lawn with attractive flower and shrub borders. There is also a children's play area to the rear of the garden. Also to the rear





Living Room

3.33m x 3.18m (10'11" x 10'5")

Dining Room

5.61m x 3.63m (18'5" x 11'11")

Kitchen

3.43m x 3.68m (11'3" x 12'1")

Study

2.54m x 2.21m (8'4" x 7'3")

Utility Room

1.6m x 1.57m (5'3" x 5'2")

W.C

1.57m x 0.89m (5'2" x 2'11")

Landing

Bedroom

4.42m x 3.51m (14'6" x 11'6")

Bedroom

3.63m x 3.63m (11'11" x 11'11")





Bedroom

3.63m x 3.12m (11'11" x 10'3")

Bathroom

2.51m x 2.31m (8'3" x 7'7")

Outside



Detached Outbuilding

7.01m x 3.05m (23'0" x 10'0")

There is an electric supply plus lighting within the building. Previously there was also a cubicle which housed a W.C. which has now been removed.

Agents Information

Tenure: Freehold
Council Tax: Band C
EPC: tbc

Broad Band: <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=TR48LW&uprn=100040044158>
Superfast download 76mbps upload 20mbps

Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Measurements are a guide only. The







TRURO

Treleven House E5, Threemilestone Industrial Estate, Threemilestone, Truro, TR4 9LD

01872 242425 - Sales

01872 242425 - Lettings

www.goundrys.co.uk

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