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East Hill Farm, East Hill, Blackwater, Truro, Cornwall TR4 8HW
*GUIDE PRICE £200,000+



A substantial double fronted former farmhouse now requiring modernisation.

DESCRIPTION

Situated in a convenient location, this former farmhouse is now prime for refurbishment. The property features four bedrooms and three reception rooms, front and rear gardens and a bathroom to the first floor. The property would suit someone looking for a project to create a sizeable family home.

LOCATION

Blackwater is a thriving village with local amenities including a village shop, school, public house and car sales garage. The cathedral city of Truro, which is the main centre for business and commerce is approximately seven miles distant and offers a wide range of amenities including high street multiples, secondary schools, sixth form college, Hall for Cornwall and mainline railway connection to London Paddington. The village is ideally located for the north coast with its rugged coastline and the A30 providing access to the East and West of the county.

ACCOMMODATION

Ground Floor Entrance porch leading to an inner hallway, lounge, dining room, breakfast room and kitchen, with a rear porch area leading to the parking and garden. A useful utility room and shower room are also located on the ground floor.

First Floor Landing leading to a family bathroom and four bedrooms.

Outside To the front is a lawned garden with central pathway leading to the entrance porch. At the rear is a shared access point



with parking, with a separate lawned garden with timber fence surround.

EPC

Energy Efficiency Rating – E

AUCTION VALUER

Lucy Fuller.

VIEWING ARRANGEMENTS

Strictly by appointment only with Stratton Creber Redruth 01209 217201. General

enquiries Countrywide Property Auctions 01395 275691.