



Primrose Farm



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Wheal Busy, Chacewater, Truro, Cornwall, TR4

Chacewater 1.3 miles – Porthtowan 4.3 miles – Truro 6.6 miles

A charming rural home set in a delightful rural setting with over 5 acres.

- Private Rural Position
- Approximately 5.61 Acres in All
- Spacious Sitting Room
- Garage & Outbuildings
- Freehold
- 4 Bedrooms
- Open Plan Kitchen/Dining Room
- Utility/Boot Room
- Ample Parking
- Council Tax Band C

Offers In Excess Of £635,000

SITUATION

The property enjoys a private rural position yet only just over a mile from the highly popular village of Chacewater. The village lies between the Cathedral City of Truro and the historic mining town of Redruth. The A30 is within easy access for travel to beaches at Perranporth, St Agnes and Porthtowan and the north and south of the county. There is a mainline rail connection at Truro station with Newquay Airport further along the north coast providing a number of scheduled flights to both national and international destinations.

DESCRIPTION

On the market for the first time in over 40 years, this delightful four-bedroom semi-detached farmhouse offers an idyllic setting for those seeking rural living. The original part of the property is believed to date back to the late 19th century and is understood to be of cob construction, with a more modern block-built extension added in the late 1980s. The kitchen/dining room is a superb, sociable space, featuring double doors opening onto the garden, along with additional doors leading into a conservatory. The kitchen itself comprises a range of base units with wooden work surfaces, an inset sink, space for an electric range, and an Esse multi-fuel stove. The split-level sitting room is another generously proportioned area, enjoying a wood-burning stove and a pleasant outlook over the front garden and terrace.



An inner hall leads to a shower room with WC, along with a ground floor double bedroom featuring double doors to the garden. This room would also lend itself well as an additional reception or hobby room. The ground floor accommodation is completed by a rear utility/boot room, offering space for appliances, storage, and access to the rear garden. The first floor comprises a landing with space for a study area, 3 double bedrooms and a bathroom with a bath, WC and a wash hand basin.

OUTSIDE

The property is approached via a long private shared driveway, leading to a generous parking area providing ample space for numerous vehicles, and giving access to a garage/workshop and a useful outbuilding offering additional storage. The gardens are well-proportioned and arranged to both the front and rear of the property, being predominantly laid to lawn and complemented by a polytunnel, together with a variety of mature trees, shrubs and hedging. The land is divided into five gently sloping pasture paddocks, with the largest and most southerly paddock benefiting from direct access onto the adjoining access lane.

SERVICES

Mains electricity and water. Private drainage via a septic tank. Heating via the two wood burners and electric radiators (installed 2025). We understand that the mains water is supplied by a pipe that crosses the land that belongs to the Tregothan Estate and there is an annual payment of £125 which is shared with the neighbouring property.

OFCOM

Superfast broadband available. Good outdoor, variable indoor mobile coverage.

AGENTS NOTE

Although the property is in a mining area, the seller is not aware of any mining activity within the grounds of the property, however it will be for purchasers to satisfy themselves on this point.

VIEWINGS

Strictly by prior appointment with the vendor's appointed agents, Stags.

DIRECTIONS

What3words.com: [///heading.professed.chitchat](https://www.what3words.com/heading.professed.chitchat)

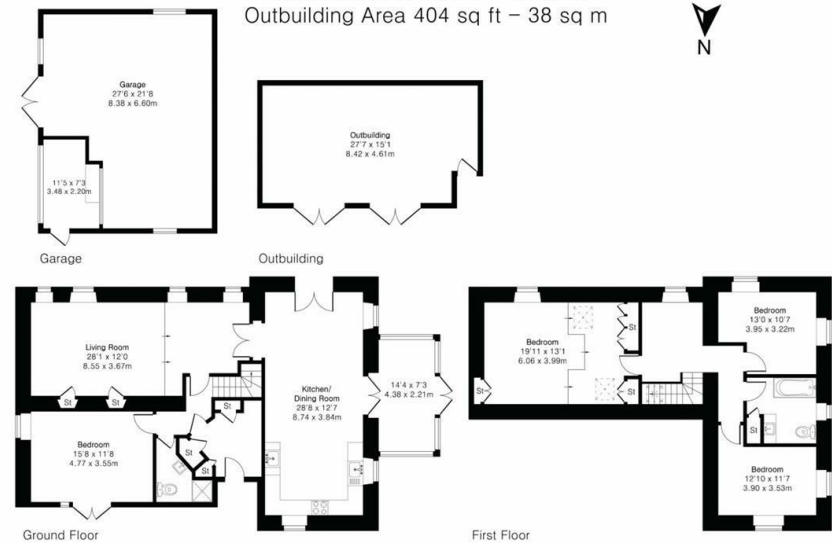


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



**Approximate Gross Internal Area 1996 sq ft - 185 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 1242 sq ft – 115 sq m
 First Floor Area 754 sq ft – 70 sq m
 Garage Area 595 sq ft – 55 sq m
 Outbuilding Area 404 sq ft – 38 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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