



Highlands



# Highlands East Hill

Blackwater, Truro, Cornwall, TR4 8HW

Blackwater 0.5 miles – St. Agnes 3.1 miles – Truro 7.4 miles

A charming Grade II listed farmhouse with outbuildings and over 3 acres, enjoying exceptional privacy and far reaching rural views

- Impressive Country Residence
- 5 Bedroom Main Home
- Additional Land Available by Separate Negotiation
- Beautiful Kitchen/Breakfast Room
- Freehold
- Approx 3.77 Acres in All
- Ancillary Potential (Subject to Consents)
- Tastefully Refurbished By The Current Owners
- Characterful Reception Rooms
- Council Tax Band E

Guide Price £699,950

## SITUATION

Occupying a wonderfully private and elevated position on the outskirts of Blackwater, this impressive country home is ideally placed for those seeking a tranquil lifestyle with excellent connectivity.

Blackwater is a thriving village approximately 7 miles west of Truro and 3 miles from St Agnes and the stunning north Cornish coast. The village offers a pub, shop, post office and community facilities, with excellent access to the A30 for convenient commuting throughout Cornwall and beyond. Truro provides a comprehensive range of amenities including schools, shops, leisure facilities and a mainline railway station.

## DESCRIPTION

This attractive, detached Grade II Listed, thatched farmhouse which is understood to be of stone and cob construction with a more modern block extension, has a range of single pane windows and more modern double-glazed units. The property is accompanied by an excellent range of outbuildings and over 3 acres of gently sloping pasture (with additional land available by separate negotiation). The property enjoys magnificent views across mid Cornwall towards Carn Brea, the property offers a rare combination of character, convenience and rural seclusion.



The main farmhouse has been sympathetically renovated by the current owners, blending period charm with high-quality modern additions. Features include bespoke wooden casement windows and a stunning kitchen with quartz worktops and range cooker. The layout is exceptionally versatile, with most rooms enjoying superb views over the gardens and surrounding countryside. The accommodation is over two floors and totals 5 bedrooms within the main house with 2 reception rooms, bathroom, shower room and a utility.

Attached to the main house there is a two-storey self-contained space that provides excellent ancillary potential (subject to the necessary consents). We recommend any interested parties speak to Stags Truro for further information.

### OUTSIDE

The farmhouse is approached along an impressive tree-lined driveway leading to extensive parking. The surrounding gardens are beautifully mature, with sweeping lawns, established shrubs and trees, and numerous seating areas perfectly positioned to capture the sun and far-reaching views.

A west-facing terrace adjoins the sitting room and enjoys evening sun, a superb location for outdoor dining, and offering scope for a conservatory (subject to planning/consents).

The land is divided into four paddocks, ideal for equestrian or hobby farming use.

There are a range of outbuildings which comprise; 2 stables with light and power, stone feed/store room, double timber car port and a concrete yard/holding pen adjoining the stables.

### AVAILABLE BY SEPARATE NEGOTIATION

To the north of the drive and property there are two adjoining pasture paddocks (Lot 2) which extend to approximately 1.392 acres in all. For more information please contact Stags Truro.

### AGENTS NOTE

The entrance lane is included in the sale of Lot 1, subject to a right of way in favour of Lot 2 between points A and B (see our marketing Land Plan). Lot 2 will contribute on a 25% share basis to the future maintenance and repair of the driveway.

### SERVICES

Mains electricity, Oil fired central heating, mains water, private drainage via a septic tank. 'Good' mobile phone coverage. 'Standard' and 'Superfast' internet. (Ofcom) Please note the agents has not inspected or tested these services.

### VIEWINGS

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

### DIRECTIONS

What3words.com: ///directly.scooters.ground



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 3190 sq ft - 297 sq m  
(Excluding Outbuilding)**

Ground Floor Area 1654 sq ft - 154 sq m  
First Floor Area 1536 sq ft - 143 sq m  
Outbuilding Area 956 sq ft - 89 sq m

PINK PLAN

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	43	
(21-38)	F		
(1-20)	G		69
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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