



Parc Shady House,  
Jollys Bottom, Chacewater, Truro

LODGE & THOMAS  
ESTABLISHED 1892

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## Parc Shady House,

Jollys Bottom, Chacewater, Truro, TR4 8PB

**Guide Price - £595,000 Freehold**

- Three bedroom detached cottage
- Approx. 5.31 acres
- Woodland and pasture
- Double garage, workshop and store

*A three bedroom detached cottage set at the end of a long lane enjoying a very quiet setting together with outbuildings, gardens, grounds and land extending to approximately 5.31 acres. Situated part way between Chacewater and Blackwater, close to the A30 and yet enjoying peace and seclusion.*

### The Property

Parc Shady House comprises a detached three bedroom cottage together with outbuildings gardens, grounds and land extending to 5.31 acres or thereabouts in a very quiet position situated on the outskirts of Blackwater.

The dwelling has been the subject of much improvement during our client's ownership and is thought to have originated as two modest cob cottages which have later been amalgamated into one and extended to offer the family home it comprises today. The accommodation includes entrance hall with large utility cupboard, shower room, sitting/dining room with woodburning stove, conservatory, snug/breakfast room and kitchen to the ground floor with three bedrooms, bathroom and a store room to the first floor. Windows have been replaced with PVCu double glazing and electric heating is installed throughout. From the front of the house are lovely views over the gardens and the viaduct, ideal for train enthusiasts.





## Gardens & Grounds

The gardens and grounds at this property are particularly special. The property is approached over a long, unmade lane and this opens into a parking and turning area, at the head of which are two block-built outbuildings. The first is a double garage/workshop and the second is a large store, both with electricity and water connected.

To the front of the house is a formal garden with lawn and central magnolia tree, and this extends into a wooded area with a small stream running through the centre. The woodland is steep and densely stocked and is no doubt a haven for wildlife. Beyond the woodland is an area of meadow which could be cultivated to offer a wonderful private garden space, ideal for a summer house or shepherds huts (subject to consent) as from here there are lovely rural views.

Two paddocks offer grazing and amenity space, one of which has a public bridleway (inaccessible for horses and largely used by walkers) and a public footpath crossing through it and one of which is totally private. Both are gently sloping.

Parc Shady House's grounds are thought to extend to approximately 5.31 acres in all.





Approximate Area = 1651 sq ft / 153.3 sq m  
Outbuilding = 469 sq ft / 43.5 sq m  
Total = 2120 sq ft / 196.9 sq m  
For identification only - Not to scale

**EPC E Council Tax Band E**

### Services

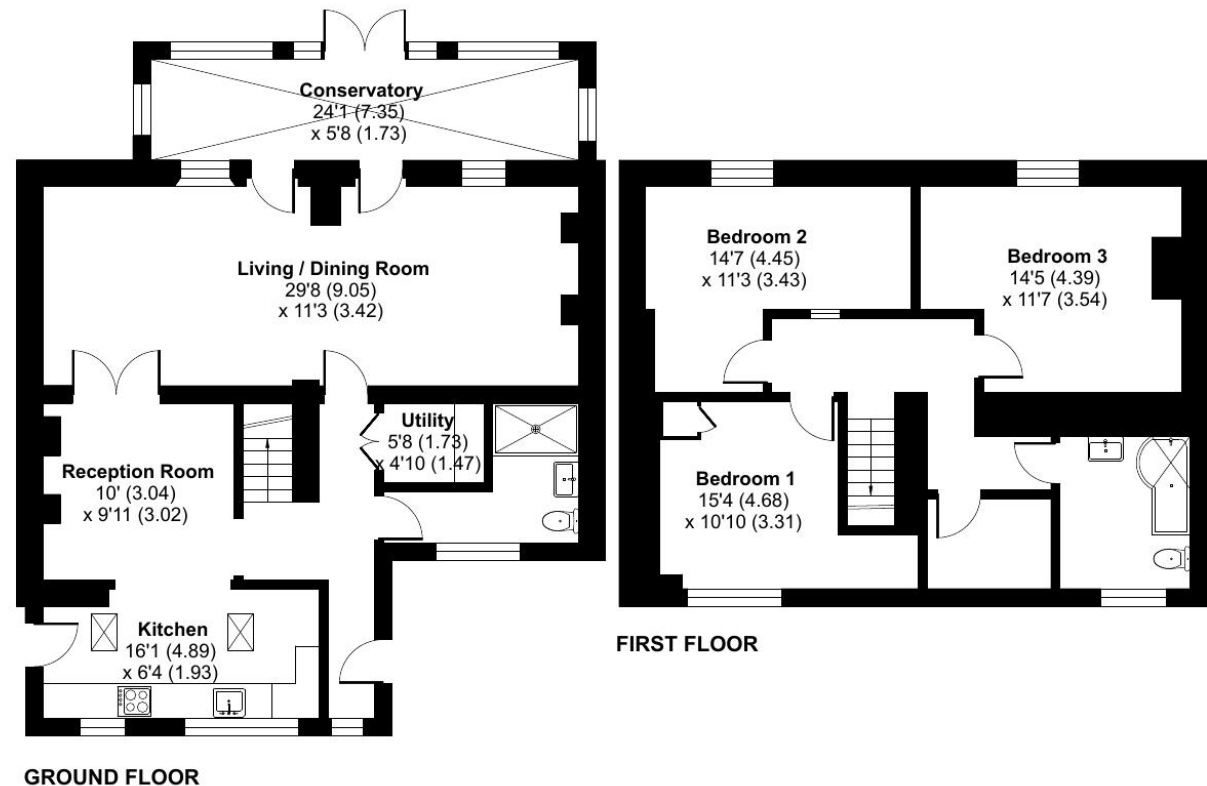
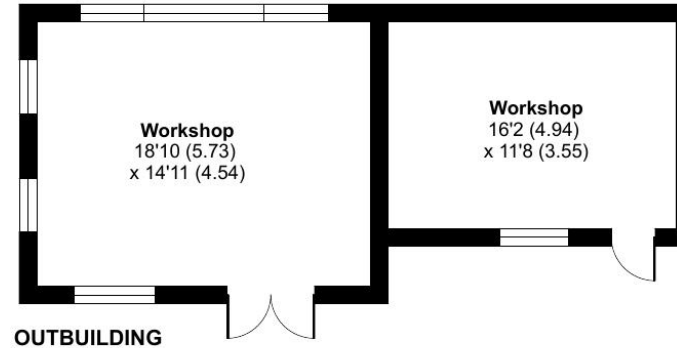
Mains water and electricity, electric heating. Private drainage. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

### Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves and easements. As previously mentioned, a public bridleway and public footpath cross one of the paddocks, as shown in green and pink respectively on the land plan.

### Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



## Location

The property is located at the end of a no-through lane and so enjoys much tranquillity and yet is positioned part way between Chacewater and Blackwater, close to amenities and to the A30 for easy commuting. The nearest amenities are available in Chacewater which offers a bakery, fish and chip shop, public house, doctors surgery, village hall bowling club and pre- and primary schooling whilst a fuel station with convenience store and a bakery are situated at Chiverton Cross, just a short distance from the property. The county's capital, Truro, is within 10 miles and offers an extensive range of everyday facilities, schooling, retailers, eateries and a mainline railway link to London (Paddington).

## Viewing

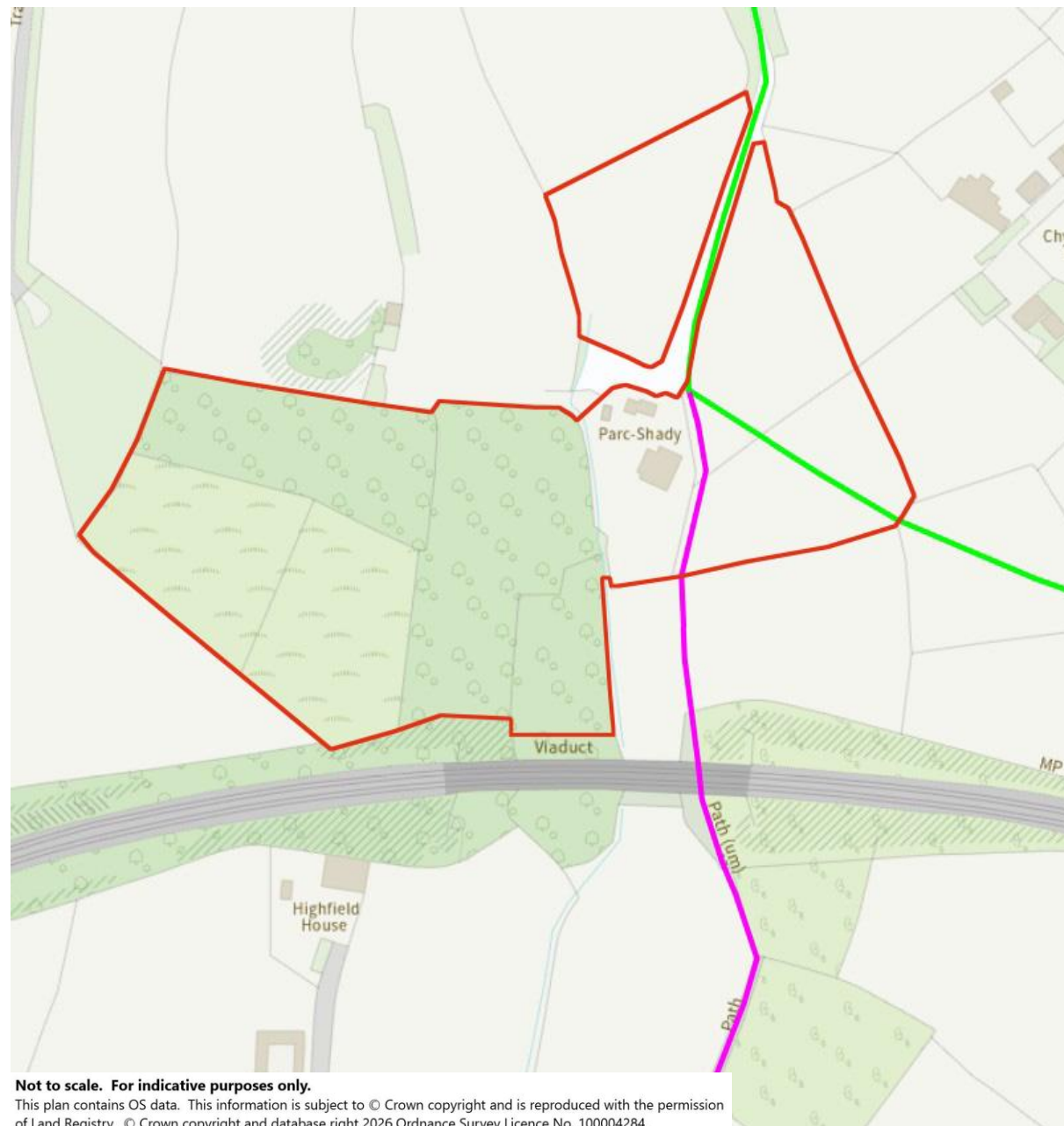
Strictly by appointment with the sole selling agent Lodge & Thomas.  
Tel: 01872 272722.

Email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

## Directions

PLEASE DO NOT USE SAT-NAV. From Chiverton Cross proceed towards St Agnes on the B3277 and at the next roundabout continue straight over, heading towards Blackwater. Turn left at the crossroads into Kea Downs Road and follow this road for a little over half a mile before turning right into the lane situated immediately after the Cornish Craft Barn (where a Lodge & Thomas board has been erected for identification purposes). Follow the right hand lane all the way to the bottom where Parc Shady House will be found straight ahead.

[what3words///hamster.winds.trainer](https://what3words.com/hamster.winds.trainer)



**Not to scale. For indicative purposes only.**

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