

4 PRIMROSE COTTAGES

THE SQUARE

PROBUS
TR2 4LG



Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



4 PRIMROSE COTTAGES THE SQUARE

PROBUS
TR2 4LG

CHARMING COTTAGE IN POPULAR VILLAGE SOLD WITH
NO CHAIN

This characterful, double fronted three bedroom property is situated in the heart of the popular village of Probus. The property was once a public house known as the Duke Of York that has been completely renovated by the current owners, including new electrics, plumbing, windows, plastering, and flooring; as well as new kitchen and bathrooms suites to create contemporary living accommodation.

The dwelling comprises an open plan kitchen/dining/ sitting room to the ground floor with three bedrooms and a bathroom to the first floor. There is a rear courtyard garden with scullery and timber storage shed.

Sold with no chain, viewing is highly recommended.

EPC - C. Freehold. Council Tax - B.

OFFERS IN EXCESS OF £300,000

Philip Martin

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

Truro: 01872 242244 **St Mawes:** 01326 270008

E: sales@philip-martin.co.uk

www.philip-martin.co.uk



The particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or for the Vendor whose agents they are, give notice that:

- (a) Whilst every care has been taken in preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
- (b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

THE PROPERTY

4 Primrose Cottage is a very pretty double fronted property which is situated in the very heart of Probus on the edge of the Square. Perfectly located for the bus stop and local amenities which Probus is renowned to offer. Noted for the stone elevations with granite quoins and red brick lintels with white sash windows all under a natural slate roof. The cottage has been modernised during the current ownership yet has a fascinating history, both No. 4 and No. 5 Primrose cottages were the Duke Of York public house but have been residential properties since 1805. The property boasts an array of character features combined with modern open plan living which includes; kitchen/dining/sitting room to the ground floor with three bedrooms and a bathroom to the first floor. The property is accessed via a flight of granite steps with iron railings to either side lead to the front door. There is a scullery at the rear of the property as well as a courtyard garden and useful store as well as rear pedestrian access.

PROBUS

Probus is a thriving community approximately six miles east of Truro and a little further west of St. Austell. The village has an excellent range of everyday facilities including Parish Church, public house, primary school, farm shop, general stores with post office, village hall, Chinese and Indian takeaways and even a fish and chip shop. A very regular bus service connects to both St. Austell and Truro and here there are a wider range of facilities including banks, building societies, schools, colleges and main line railway link to London (Paddington). The village is also easily accessible to the picturesque Roseland Peninsula and many of the beaches along the south Cornish coast.

In greater detail the accommodation comprises (all measurements are approximate):



GROUND FLOOR

An open plan kitchen/dining/sitting room that is light and spacious.

LIVING/DINING AREA

6.12m x 3.58m (20'0" x 11'8")

Two sash windows to front aspect overlooking the square and countryside beyond. Space for both sitting area and dining table.

KITCHEN

3.63m x 2.74m (11'10" x 8'11")

A modern kitchen suite that comprises a range of base and eye level units with worktops over and breakfast bar. Inset Belfast sink and space for cooker and fridge/freezer. Cupboard housing gas boiler. Window to rear and back door to;



PORCH

Rear covered porch with access to back garden.

UTILITY AREA

3.56m x 3.00m (11'8" x 9'10")

A useful additional storage area that also has plumbing for utilities and a w.c. and Belfast sink.

FIRST FLOOR

Door into;

BEDROOM ONE

3.61m x 3.02m (11'10" x 9'10")

Window to front. Useful storage cupboard. Radiator.

BEDROOM TWO

3.89m x 2.74m (12'9" x 8'11")

Window to front. Radiator.

BEDROOM THREE

3.91m x 2.10m (12'9" x 6'10")

Window to rear. Useful storage cupboard. Radiator.

BATHROOM

A modern bathroom suite comprising bath with shower over, low level w.c. and vanity hand wash basin. Extractor fan.

OUTSIDE

The property is approached via a wonderful flight of granite steps with iron railings to either side leading to the front door. There is pedestrian access to the rear garden via a path from High Street. The low maintenance courtyard style garden is enclosed and incorporates a former scullery and storage shed.

SERVICES

Mains water, electric, drainage and gas.

COUNCIL TAX

B.

TENURE

Freehold.

DIRECTIONS

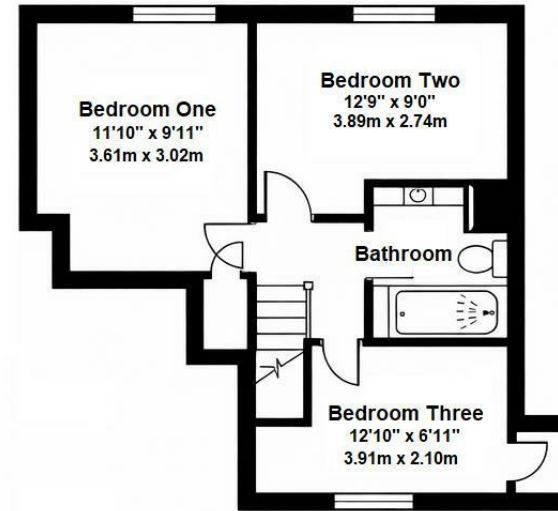
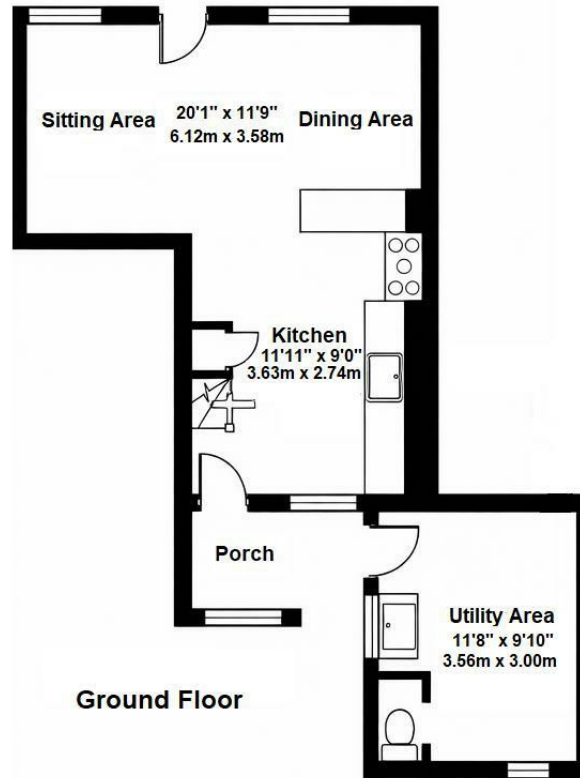
Proceed into Probus from the Truro direction and continue through the village to the square. Park here and the property can be identified by a FOR SALE board and easily located opposite the Fish and Chip shop..

VIEWING

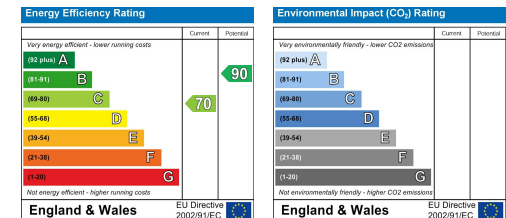
Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.



Approx Area = 924 Sq. Ft
 = 85.65 Sq. M



Philip Martin



Philip Martin