



APPLEWOOD FORE STREET

PROBUS, TRURO,
TR2 4LQ

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



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SUBSTANTIAL DETACHED FAMILY HOME WITH ANNEXE,
GENEROUS GARDENS AND FAR-REACHING RURAL VIEWS

Applewood is an impressive detached residence occupying a generous and private plot on the edge of the highly regarded village of Probus. Beautifully positioned to enjoy open views over adjoining countryside, the property combines the convenience of village living with a wonderful sense of space, privacy and rural outlook.

Extending to approximately 3,678 sq ft, the accommodation is exceptionally well proportioned and highly versatile, with generous reception space, a superb open-plan kitchen/dining room, four first-floor bedrooms, two en suites, a dedicated study, lower ground floor cellar and garden store, together with a flexible annexe arrangement.

The layout is ideally suited to modern family life, multi-generational living, those working from home, or buyers seeking a substantial village home within easy reach of Truro, the Roseland Peninsula and the south Cornish coast.

GUIDE PRICE £1,250,000

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(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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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

Applewood is a fine detached family home of real individuality, occupying a peaceful yet highly convenient position on the edge of Probus. Built in 2014, the property has been designed with scale, light and flexibility in mind, combining contemporary country styling with practical modern accommodation. The house opens into a welcoming entrance hall, where oak flooring, a feature staircase and galleried landing create an immediate sense of space and quality. From here, the principal rooms flow naturally, making the house equally suited to everyday living and entertaining.

At the heart of the home is a superb open-plan kitchen/dining room, an outstanding space measuring approximately 39'0" x 21'3". The kitchen is fitted with cream gloss cabinetry, granite work surfaces and a large central island with breakfast bar seating, while the dining area provides ample room for a substantial table. Wide glazed doors open directly onto the rear terrace, framing the outlook over the gardens and countryside beyond.

Adjoining the kitchen/dining room is a generous sitting room with oak flooring, fitted cabinetry and a contemporary inset fireplace. A broad opening leads through to the garden room, where wide windows and glazed doors take full advantage of the garden aspect and rural views. Together, these rooms create a beautifully connected sequence of living spaces for family life, entertaining and quiet relaxation. A separate study provides an excellent home office, while the substantial utility/boot room offers extensive storage, laundry space and direct outside access — ideal for family use, dogs and countryside living.

The annexe is a particularly valuable feature, adding excellent flexibility to the overall accommodation. With its own external access, generous principal room, adjoining utility area and shower room, it is well suited to dependent relatives, visiting family, older children, guest accommodation, a studio, office suite or additional reception space. On the first floor, the spacious galleried landing leads to four well-proportioned bedrooms. The principal bedroom enjoys views over the garden and countryside, with French doors opening to a Juliet balcony, a dedicated wardrobe/dressing area and an en suite shower room. Bedroom two also benefits from built-in storage and an en suite, while bedrooms three and four are served by the family bathroom.

Outside, a broad brick-paved driveway provides extensive parking and turning space. To the rear, a large paved terrace sits immediately outside the kitchen/dining room and garden room, forming a natural outdoor entertaining area. Steps lead down to generous lawns bordered by mature trees, hedging and established planting, with open views giving the property a calm and secluded feel. There is a substantial cellar and adjoining garden store, ideal for garden machinery, tools, sporting equipment, bicycles, kayaks, workshop use or general household storage.



GENERAL COMMENTS

Applewood is a substantial and highly individual home in one of the most convenient village settings between Truro and St Austell. Its combination of scale, privacy, energy efficiency, flexible annexe accommodation and far-reaching rural views makes it a rare offering within the village market.

The property has an attractive contemporary country appearance, with white rendered elevations, timber cladding, warm oak joinery and generous glazing

designed to maximise light and outlook. Internally, the accommodation is balanced, adaptable and beautifully suited to modern living, whether for families, multi-generational households, those working from home, or buyers seeking a spacious private home with excellent access to both countryside and coast.

ENERGY PERFORMANCE

Built in 2014, Applewood benefits from a notably strong level of energy

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efficiency for a detached home of this size, with an EPC rating of B84 and a potential rating of B88.

Features include modern insulation, efficient glazing, well-considered heating controls, low-energy lighting, solar water heating and mains gas heating, helping to support comfortable and economical day-to-day living. This strong energy performance is a particular advantage, combining the comfort and scale of a substantial family home with the practical benefits of modern construction.

PROBUS

Probus is a popular and well-regarded village positioned between Truro and St Austell. The village offers a strong sense of community and a good range of everyday amenities, while remaining well placed for access to the surrounding countryside, the Roseland Peninsula and the south Cornish coast.

Truro, Cornwall's cathedral city, is within easy reach and provides a comprehensive range of commercial, educational and leisure facilities, together with a mainline railway station. The nearby Roseland Peninsula offers some of Cornwall's most beautiful creeks, beaches, sailing waters and coastal walks, making Probus an excellent base for both family life and access to the wider county.

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

ENTRANCE HALL

8'3" x 18'2" (2.54m x 5.55m)

A welcoming and impressive entrance hall with a large timber front door, glazed side panels and oak flooring. The space immediately gives a sense of scale, with the staircase rising to the first floor and a galleried landing above. The hall provides access to the principal reception rooms, study, cloakroom and kitchen/dining room, creating a practical and natural flow through the house.

CLOAKROOM

A ground floor cloakroom fitted with WC and wash hand basin, conveniently positioned off the entrance hall.

STUDY

9'4" x 9'6" (2.86m x 2.90m)

A useful study or home office with space for desks and office

furniture. With a front-facing window and a quiet position within the house, the room is well suited to working from home, reading, hobbies or administrative space.

SITTING ROOM

14'11" x 18'3" (4.56m x 5.57m)

A cosy room with the dual aspect wood burning stove.

KITCHEN/DINING ROOM & LOUNGE

39'0" x 21'3" (11.91m x 6.48m)

A superb open-plan kitchen/dining room forming the heart of the home. The kitchen is fitted with an extensive range of cream gloss units, granite work surfaces and a large central island with breakfast bar seating. There is space for a range-style cooker, integrated appliances and an American-style fridge/freezer.

The room opens into a generous dining area with ample space for a large family table, while wide glazed doors lead directly onto the rear terrace and frame the far-reaching countryside views. This is a wonderful entertaining space and an ideal everyday family room. A comfortable and well-proportioned lounge with oak flooring, fitted display/storage cabinetry and a contemporary dual aspect inset fireplace. A broad opening connects the room with the garden room, allowing the two spaces to work together while still retaining distinct seating areas. Large windows and glazed doors draw in natural light and provide access towards the terrace and garden.

GARDEN ROOM

15'10" x 14'7" (4.84m x 4.45m)

A bright and attractive garden room positioned to take full advantage of the outlook. Large windows on several sides provide excellent natural light and panoramic views over the gardens and surrounding countryside. French doors open onto the terrace, making this a peaceful sitting area and a natural extension of the living space.

UTILITY/BOOT ROOM

15'10" x 10'3" (4.83m x 3.13m)

A particularly practical utility and boot room fitted with units, work surface, sink and laundry space. There is excellent storage for coats, footwear and outdoor equipment, with built-in shelving and direct external access. The room is ideal for family life, dogs and countryside living and could also support the annexe arrangement as a kitchenette/utility area.

CLOAKROOM

A ground floor cloakroom fitted with WC and wash hand basin, conveniently positioned off the main hall/utility area.

ANNEXE

15'11" x 19'3" (4.86m x 5.88m)

A highly versatile annexe room providing generous independent space with direct outside access. It is suitable for a dependent relative, guest accommodation, older children, a teenager's suite, home office, studio or additional reception space. Served by its own shower room and adjoining utility area, it offers excellent flexibility for multi-generational living or visiting family.

SHOWER ROOM

6'8" x 4'10" (2.05m x 1.48m)

A modern shower room fitted with shower enclosure, WC and wash hand basin, serving the annexe accommodation.

FIRST FLOOR

LANDING

A spacious galleried landing with timber balustrading and feature lighting. The landing enhances the sense of space within the house and gives access to the four first-floor bedrooms and family bathroom.

MASTER BEDROOM

17'11" x 11'6" (5.47m x 3.51m)

A generous principal bedroom with a large window and French doors opening to a Juliet balcony, enjoying lovely views over the garden and countryside beyond. The room includes a dedicated wardrobe/dressing area and access to an en suite shower room.

WARDROBE

6'4" x 6'0" (1.94m x 1.83m)

EN-SUITE

6'2" x 7'1" (1.90m x 2.17m)

A modern en suite shower room with a large glazed shower enclosure, WC, wash hand basin and heated towel rail.



BEDROOM 2

17'6" x 11'8" (5.35m x 3.56m)

A spacious double bedroom with free standing wardrobes and an en suite shower room. The room is well proportioned and enjoys a pleasant outlook, making it ideal as a guest bedroom or second principal bedroom.

EN-SUITE

5'10" x 6'11" (1.80m x 2.13m)

A well-appointed en suite shower room with shower enclosure, WC, wash hand basin and heated towel rail.



BEDROOM 3

14'6" x 12'5" (4.43m x 3.80m)

A good-sized double bedroom with a large window and ample space for bedroom furniture. The room is light and neutral, with views towards the surrounding area.

BEDROOM 4

14'8" x 9'6" (4.48m x 2.90m)

A further double bedroom, also well proportioned and suitable for children, guests or use as an additional office or hobby room.

BATHROOM

10'2" x 6'3" (3.11m x 1.92m)

A spacious family bathroom fitted with a freestanding bath, separate curved shower enclosure, WC and wash hand basin. The room is tiled in a neutral finish and enjoys natural light from a window, creating a clean and contemporary feel.

OUTSIDE

The property is approached over a wide brick-paved driveway providing extensive parking and turning space. To the rear, a large paved terrace sits immediately outside the kitchen/dining room and garden room, creating an excellent outdoor entertaining area.

Steps lead down to large lawns bordered by mature trees, hedging and established planting. The gardens enjoy a high degree of privacy and look out across open countryside, giving Applewood a peaceful rural feel while remaining within easy reach of village amenities.

GARDEN STORE

16'4" x 14'9" (4.99m x 4.50m)

A lower ground floor garden store adjoining the cellar, enhancing the property's excellent storage provision. The space is ideal for garden equipment, tools, sporting equipment, kayaks, bikes and general household storage.

CELLAR

21'2" x 12'7" (6.47m x 3.86m)

A substantial cellar area providing extensive storage and workshop potential.

SERVICES

Mains water, electricity, drainage and gas.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

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

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COUNCIL TAX

Band G.

TENURE

Freehold.

DIRECTIONS

The property is located just off Fore Street along the main thoroughfare through the village.

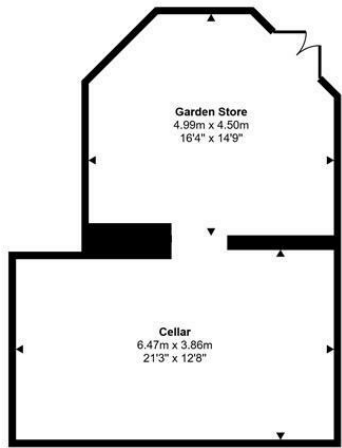


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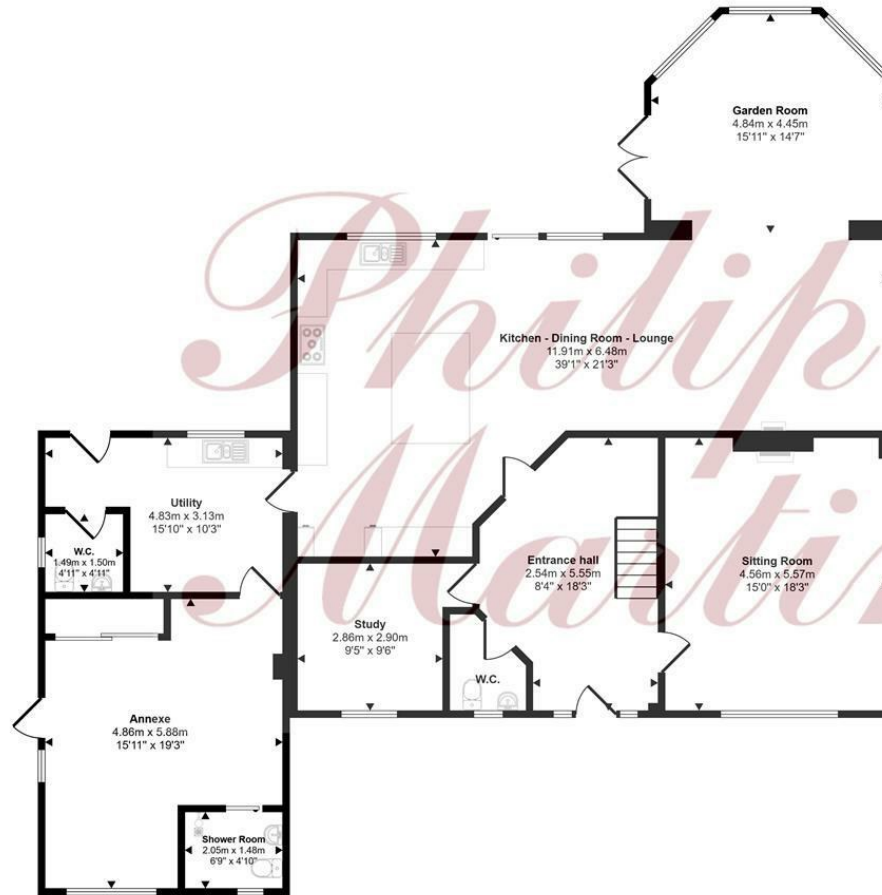


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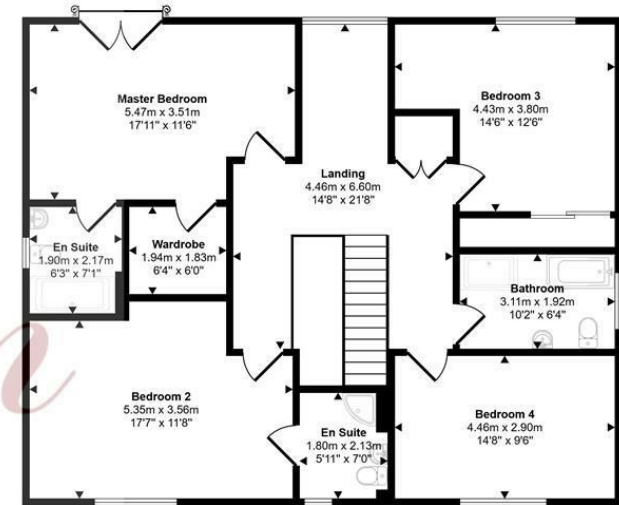
Approx Gross Internal Area
342 sq m / 3676 sq ft



Lower Ground Floor
Approx 46 sq m / 497 sq ft



Ground Floor
Approx 181 sq m / 1949 sq ft



First Floor
Approx 114 sq m / 1231 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
92-101	A			81-91	A		
81-91	B			69-80	B		
69-80	C			55-68	C		
55-68	D			39-54	D		
39-54	E			21-38	E		
21-38	F			1-20	F		
1-20	G			Not environmentally friendly - higher CO ₂ emissions			
Not energy efficient - higher running costs							
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	





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