



WAYSIDE FORE STREET  
PROBUS, TRURO,  
TR2 4LQ

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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# WAYSIDE FORE STREET

## PROBUS TRURO TR2 4LQ

### SEMI DETACHED RENOVATED VILLAGE COTTAGE

A delightful character property situated in the heart of the village just a short distance from the square.

Completely refurbished throughout and finished to a good standard, thoughtfully designed versatile accommodation to suit a range of buyers.

Three bedrooms and bathroom to the first floor with a practical porch, lounge and kitchen/dining room to the ground floor.

Enclosed rear courtyard style garden.

GUIDE PRICE £310,000



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## THE PROPERTY

Wayside has been comprehensively refurbished in recent years by the current owner in conjunction with a reputable local builder, resulting in a charming and well-presented character cottage. The property occupies a particularly pleasant position in the heart of the village, just a short walk from the square and its range of amenities.

The first-floor layout has been thoughtfully designed to provide highly versatile accommodation. A clever division between the main bedroom and bedroom three creates a flexible space, well suited to a young family, home office use, or, with the bi-folding doors opened, a principal bedroom with adjoining dressing room. The sense of space throughout is excellent.

The first floor offers three bedrooms and a bathroom, while the ground floor comprises a practical porch, a light and spacious lounge, and a fitted kitchen with dining area. To the rear is an enclosed courtyard garden, providing a pleasant and low-maintenance area for outdoor seating.

## 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):



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### PORCH

2.07 x 1.15 (6'9" x 3'9")

Double glazed uPVC door and sash-style window.

### LOUNGE

4.35 x 3.96 (14'3" x 12'11")

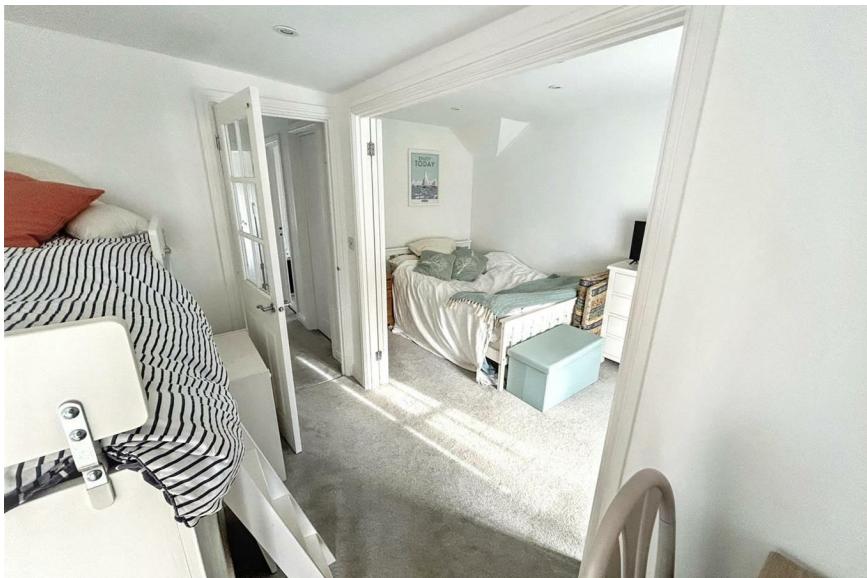
Large living room filled by natural light from the front

aspect. Inset electric fireplace with mantelpiece. Wall mounted electric radiator. Stairs ascending to first floor. Door leading to;

### KITCHEN/DINING ROOM

4.98 x 2.91 (16'4" x 9'6")

Modern kitchen/diner perfect for family living



comprising an array of base and eye level units with worktops. Inset electric oven and hob with splashback and extractor fan overhead. Plumbing and space for dishwasher, washer/dryer and large fridge-freezer. Overhead spotlighting. Door leading to rear garden.

#### FIRST FLOOR

##### MASTER BEDROOM

4.3 x 2.24 (14'1" x 7'4")

Bright double bedroom with window to the front aspect. Bi-folding doors can be opened to unite bedroom three, creating a principle bedroom suite with adjoining dressing room.

##### BEDROOM 3

2.94 x 2.11 (9'7" x 6'11")

Single bedroom, however this room offers versatility. Bi-fold doors allow further connection or segregation from the master bedroom. Window to front aspect.

##### BATHROOM

2.17 x 1.89 (7'1" x 6'2")

Family bathroom comprising; Wall mounted riser rail shower over bath. White W.C and pedestal hand-wash basin. Wall mounted heated towel rail. Window to side aspect.

##### BEDROOM 2

3.03 x 2.95 (9'11" x 9'8")

Large double bedroom built in airing cupboard with hot water cylinder. Window overlooking the rear garden.

##### OUTSIDE

Wayside is approached via a private front courtyard with raised beds, incorporating

plants and shrubs. To the rear is an enclosed low maintenance garden complete with a storage shed and steps leading to a side gate out of the property.

#### SERVICES

Mains water, electricity and drainage.

#### 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.

#### 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.

#### TENURE

Freehold.

#### EPC

To be confirmed.

#### COUNCIL TAX

Band B.



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
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	

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

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