



30 GWEL AN NANS

PROBUS, TRURO,
TR2 4ND

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin



30 GWEL AN NANS

PROBUS TRURO TR2 4ND

FANTASTIC DETACHED MODERN HOUSE WITH EXTRA LARGE REAR GARDEN, TWO GARAGES AND ENJOYING FAR REACHING VIEWS

Beautifully presented and much larger than it looks with well proportioned rooms. Four double bedrooms, sitting room, kitchen/dining room, cloakroom and bathroom. Mains gas central heating. Double glazing.

Delightful enclosed south facing rear garden with gently sloping lawn and many mature shrubs and plants. Summerhouse and lots of sitting space enjoying complete privacy.

Two separate garages and driveways with light and power.

A superb opportunity for those looking for a large detached house with well proportioned rooms and four double bedrooms. Two garages is a real bonus and extremely rare to find.

No Chain. Internal viewing essential.
Freehold. EPC - C. Council Tax Band D.

GUIDE PRICE £465,000

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

GENERAL COMMENTS

30 Gwel An Nans is an understated gem and so much larger than it looks from outside. It is a modern detached house that occupies a double plot so the rear gardens are huge. It enjoys a very sunny, south facing aspect with far reaching views over the surrounding countryside. The house is beautifully presented with large light rooms. The accommodation includes four double bedrooms and bathroom on the first floor with large sitting room, fabulous kitchen/dining room, conservatory and cloakroom downstairs. All of the windows are double glazed and there is mains gas central heating (new boiler installed in 2017). Unusually there are two garages and driveways on either side of the house. There is also potential to build over the garage to provide additional bedrooms and bathroom if required (subject to consent). The rear garden is very large and extremely private and has been designed to make the very best of the afternoon and evening sun. There are many mature shrubs and plants, generous lawns, plenty of sitting out spaces and the summerhouse is strategically positioned to enjoy the last of the days sun. A further lower garden was originally a play area for Gwel An Nans and purchased from the council some years ago. It has been incorporated into the property and currently has several useful sheds and is used for storage. There is further potential to create additional garden space or possibly erect an annexe subject to consent. The property must have one of the largest plots on the development and must be viewed internally to fully appreciate. The house is sold with no chain.

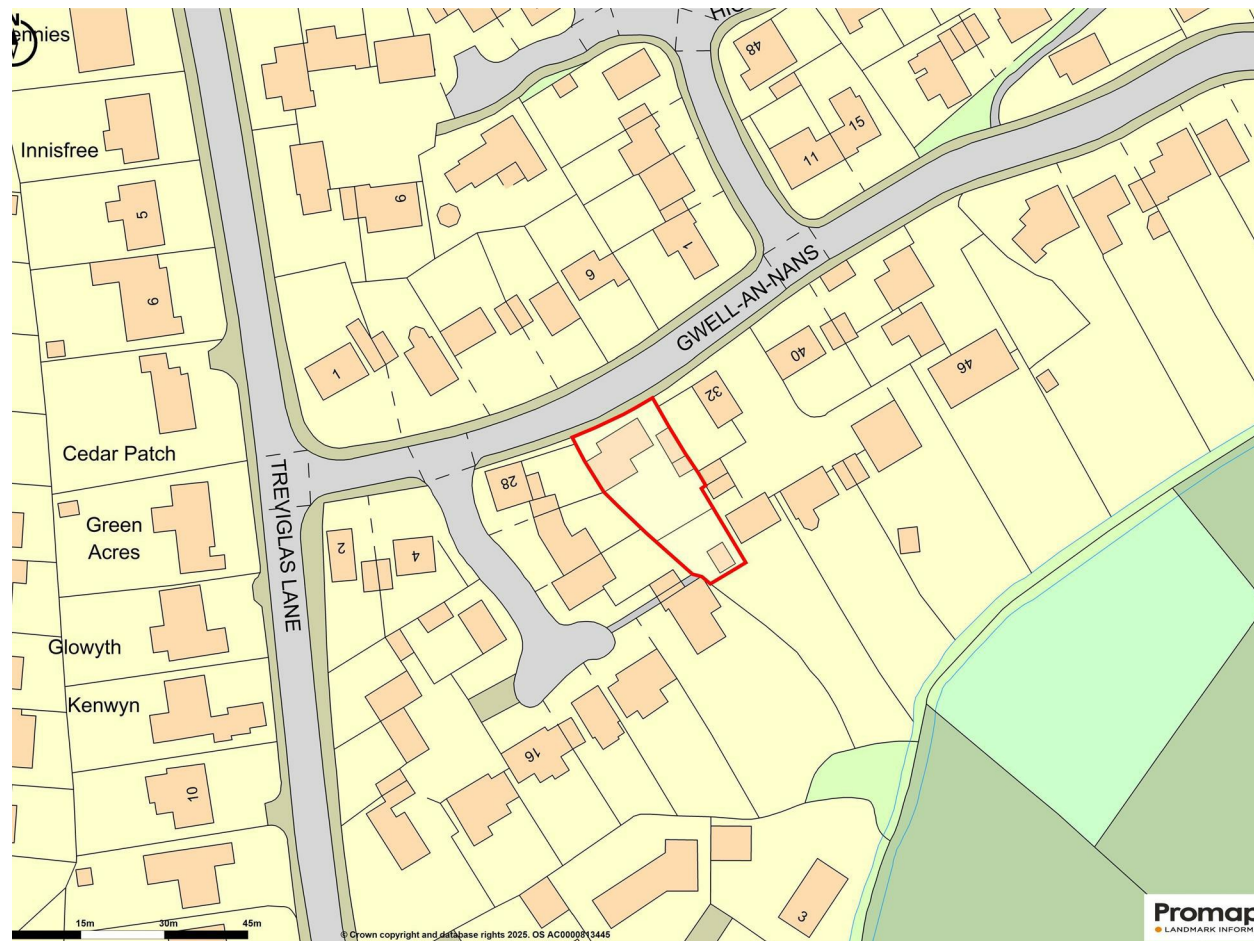
LOCATION

Probus is one of the best served villages in mid Cornwall and is renowned for its excellent amenities and transport links. The village boasts a popular farm shop and butchers, village shop and post office, parish church, primary school, village hall, doctors surgery, Chinese and Indian restaurants, fish and chip shop and public house. It has an excellent bus service with a very regular connection to Truro and St. Austell including for those travelling to both the local secondary schools and college. In addition the property is ideally located for quick access to both the north and south Cornish coasts. The Roseland Peninsula known for its golden sandy beaches is very close by and the A30 trunk road for quick commuting throughout the county is within easy access. Truro is approximately six miles away with its excellent shopping centre, fine restaurants, private and state schools, historic cathedral, flagship Marks and Spencer store and Waitrose together with the Cornish Food Hall which is less than ten minutes away on the Probus side of the city. It also has a mainline railway link to London (Paddington). Newquay airport is only a twenty minute drive away with regular flights to London, Manchester, Dublin, Edinburgh and Glasgow.

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

ENTRANCE HALL

A wide hallway with doors opening to kitchen/dining room, cloakroom and sitting room. Stairs to first floor. Frosted window to front.



CLOAKROOM

Modern white suite comprising low level wc, vanity sink unit with tiled splashback and double cupboard below. Heated towel rail. Frosted window to rear.

SITTING ROOM

5.72m x 3.50 (18'9" x 11'5")

A well proportioned room. Bay window overlooking the front. Electric remotely operated living flame fire. Two radiators. Television and telephone socket. Sliding door to:

CONSERVATORY

3.75m x 2.16m (12'3" x 7'1")

Double glazed windows overlooking the rear garden. Door opening to garden and patio. Door to:

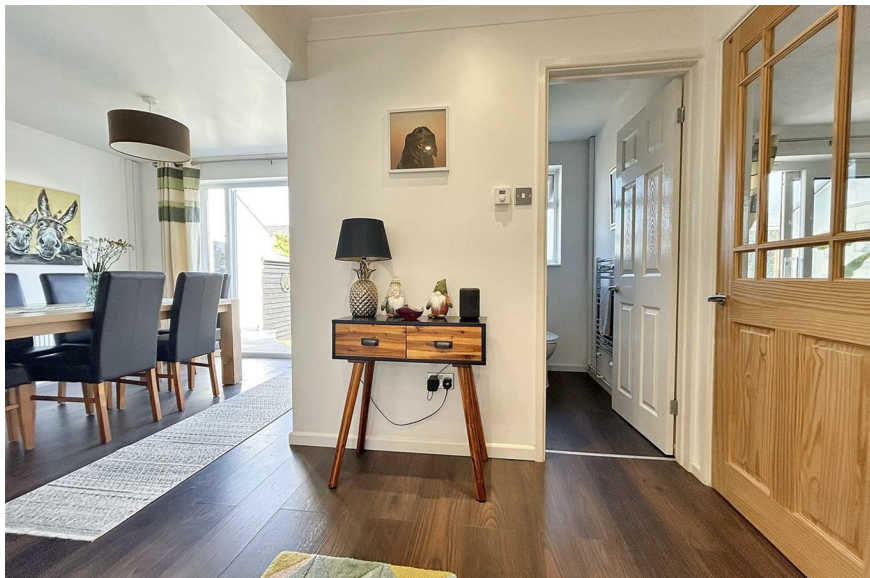
INTEGRAL GARAGE

5.40m x 2.50m (17'8" x 8'2")

Metal up and over garage door. Space and plumbing for washing machine. Space for tumble dryer. Worktops with cupboards below. Storage in boarded loft space.

From Entrance Hall door to:

Philip Martin



KITCHEN/DINING ROOM

5.72m x 2.93m (18'9" x 9'7")

A light, twin aspect room with window to front and French doors opening to the rear garden and enjoying a sunny south facing aspect and lovely views. Excellent range of modern white glossy base and eye level kitchen units. Space for electric cooker with glass splashback and extractor fan over. Single stainless steel sink with mixer tap over, space and plumbing for dishwasher. Cupboard housing Worcester mains gas central heating boiler (new in 2017). Large double full length cupboards with shelves and electric socket. Radiator.

FIRST FLOOR

Landing. Boarded loft access with ladder and storage.

BEDROOM ONE

4.00m x 3.00m (13'1" x 9'10")

Two windows overlooking the front. Radiator. Alcove over stairs providing useful storage.

BEDROOM TWO

3.00m x 2.62m (9'10" x 8'7")

Window overlooking the rear garden and enjoying fabulous views over the surrounding countryside. Radiator.

BATHROOM

A modern white suite comprising low level wc, pedestal wash hand basin, Jacuzzi style bath with fully tiled surround, shower and shower screen over. Frosted window to rear. Pedestal wash hand basin with tiled splashback. Electric shaver point. Heated towel rail. Shelved airing cupboard with radiator.

BEDROOM THREE

3.50m x 3.00m (11'5" x 9'10")

Window to front. Built in storage cupboard over stairs. Radiator.

BEDROOM FOUR

2.65m x 2.60m (8'8" x 8'6")

Window overlooking the rear garden enjoying garden and rural views. Radiator.

OUTSIDE

At the front are two driveways that provide off street parking and access to both garages. Steps lead to the front door and there are flower beds and wooden fence that provides privacy. A path leads along the left hand side of the garage via a wooden gate to the rear garden. Level disabled friendly path to right of front door.



GARAGE TWO

5.00m x 2.52m (16'4" x 8'3")

Metal up and over door. Light and power. Storage in boarded loft space. French doors opening to rear garden and so easily accessible and perfect for hobbies.

REAR GARDEN

The rear garden faces due south and enjoys a very sunny aspect and complete privacy, it is a sheer delight and probably the largest on this popular development. The garden has been landscaped and is beautifully presented and well stocked with many mature shrubs and plants providing year round colour. There is a gently sloping lawn and deep flower bed borders with mature shrubs and trees including black elder, peach wisteria, gunnera, palms to name a few. The garden is enclosed within solid boundaries that are owned by the property. A brick path leads down the garden to a gravel sitting area and onto the summerhouse with deck that is strategically positioned to enjoy the last of the days sun. An additional shed has light and power. The path continues to the lower garden which is a former play area that was purchased from the council and is on a separate title. It is enclosed within a block wall and very private with three wooden sheds (one with light and power) and greenhouse. There is potential to develop this area further and ample space for an annexe subject to consent.

SERVICES

Mains water, electric, drainage and gas are connected. Fibre broadband point in the front pavement.

N.B

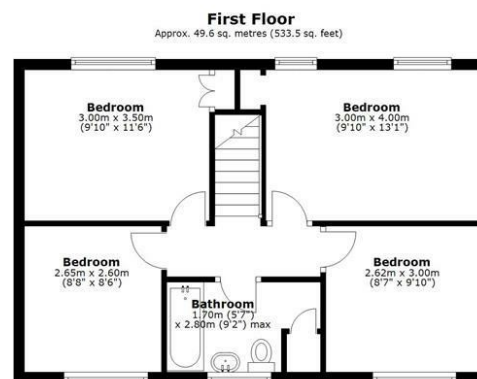
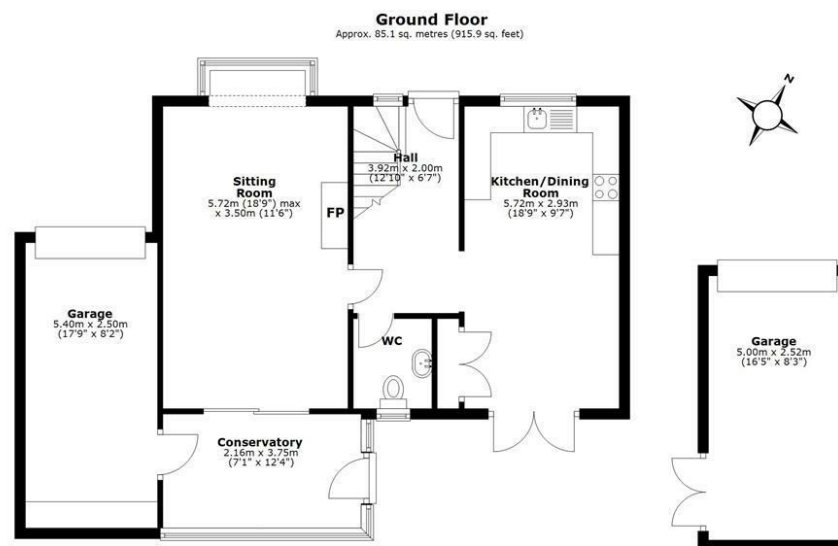
The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

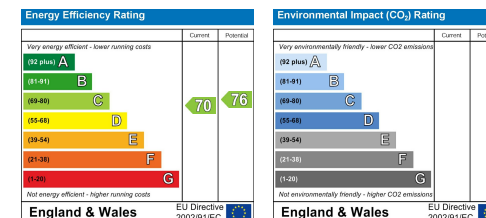
Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

Proceed into the village from the Truro direction (avoiding the Probus bypass) and take the right hand turning after the petrol station into Treviglas Lane. Proceed down the hill and turn left into Gwel An Nans and after a short distance the house is found on the right hand side.



Total area: approx. 134.7 sq. metres (1449.4 sq. feet)
30 Gwel An Nans, Probus



Philip Martin





PHILIP MARTIN

Truro 01872 242244 St Mawes 01326 270008 www.philip-martin.co.uk

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin