



5 ROPEWALK  
CALENICK, TRURO  
TR3 6AA

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



# 5 ROPEWALK

CALENICK TRURO

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PRETTY TWO BEDROOM COTTAGE FULL OF CHARM AND CHARACTER. GRADE II LISTED

Tucked away in a quiet hamlet setting yet convenient for Truro, Falmouth and Redruth. Offering scope for remodelling and sold with no onward chain.

In all, the accommodation comprises; Entrance hall, sitting room, open plan kitchen/diner, stairs and landing, two bedrooms and family bathroom.

Fully enclosed rear garden and parking is available on the roadside.

Council Tax - C. EPC - D. Freehold.

An early internal viewing is essential.

GUIDE PRICE £280,000

*Philip Martin*

PHILIP MARTIN

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5 Ropewalk is a lovely old cottage with attractive stone frontage and red brick lintels under a natural slate roof and full of genuine charm and period features such as beamed ceilings to some rooms. It is situated in the quiet hamlet of Calenick and is one of just a short terrace of similar character dwellings. The property has been well maintained over the years and will appeal to a wide range of buyers, being ideally suited for those looking for a character property with easy access to Truro and also to Falmouth. A rare opportunity to purchase a charming home onto which one can add their own stamp.

The spacious accommodation comprises; two bedrooms and bathroom to the first floor and on the ground floor; sitting room, study and kitchen/dining room with patio doors leading out onto the rear garden, the rear garden being fully enclosed. To the front there is also a further garden space.

Calenick is essentially a country hamlet lying in a picturesque valley just south of Truro and barely a mile from the city limits. The nearest primary school is at Kea, whilst there is a post office and shop at nearby Playing Place. Further facilities are available at Carnon Downs, and of course the city of Truro with its extensive range of shops and facilities is just a few minutes by car. The village of Devoran is also close by and lies close to the sailing waters of the Fal Estuary ideal for boating enthusiasts.

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

#### ENTRANCE VESTIBULE

With cupboard housing electric meters and with space for coat hanging. Multi paned door to:-

#### HALLWAY

With door to sitting room and study. Stairs to first floor. Night storage heater. Telephone point and under stairs storage cupboard.



#### SITTING ROOM

4.29m x 3.86m (14'0" x 12'7")  
(Measured into the recess). With attractive multi paned window to front with window seat below. Red bricked fire surround with display niche and slate hearth. Beamed ceilings, three fitted wall lights. Night storage heater, t.v. point.

#### STUDY

3.07m x 2.13m (10'0" x 6'11")  
With wooden floors, and beamed ceiling. Worktop/desk space and three cupboards. Arch to:-

#### KITCHEN/DINING ROOM

3.25m x 2.70m (10'7" x 8'10")  
KITCHEN:- Fitted with a comprehensive range of shaker

*Philip Martin*



style units at base and eye level with matching drawers. Plentiful worktop space with tiled splash backs and one and a half bowl sink and drainer inset. Built-in fridge, space and plumbing for washing machine, space for cooker with extractor hood over, multi paned window and stable door to rear garden. Laminate flooring and spotlights.

#### DINING AREA

3.25m x 2.80m (10'7" x 9'2")

Again with wooden floor and spotlights. Multi paned patio doors opening onto the rear garden. Night storage heater.

#### FIRST FLOOR

##### LANDING

With doors to all rooms.

##### BEDROOM 1

3.76m x 3.51m (12'4" x 11'6" )

With multi paned windows to front with deep slate cills. Double fitted wardrobe with shelves and hanging space as well as deep display niche. Night storage heater, t.v. and telephone points. Loft access.

##### BEDROOM 2

3.13m x 2.46m (10'3" x 8'0")

With multi paned windows overlooking rear garden with deep cills. Deep display niche and t.v. and telephone points.

##### BATHROOM

2.41m x 2.01m (7'10" x 6'7")

Suite comprising panelled bath with Mira sport shower over, low level w.c. and pedestal wash hand basin with mirror and courtesy light above. Cupboard housing hot water tank, chrome heated towel rail, multi paned obscured window to rear with extractor.

#### OUTSIDE

To the front of the property is a small area of lawn with attractive flower bed borders. Whilst to the rear is a larger enclosed garden with a stepped paved area and lawn with a variety of shrubs. Garden shed, cold water tap, outside light. Gate leading to pedestrian access lane at the rear.

#### SERVICES

Mains electricity, drainage and water.

#### TENURE & COUNCIL TAX

Tenure - Freehold.

Council Tax - C

#### 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.

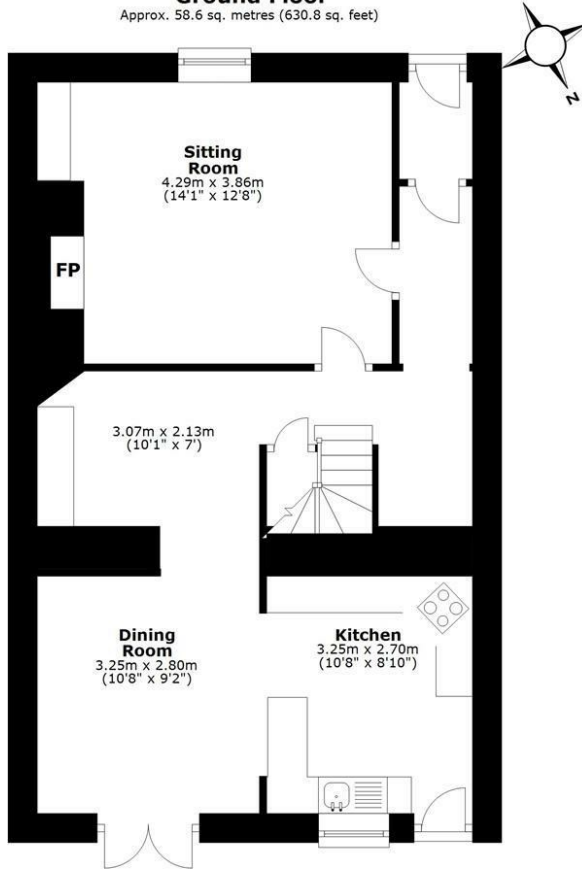
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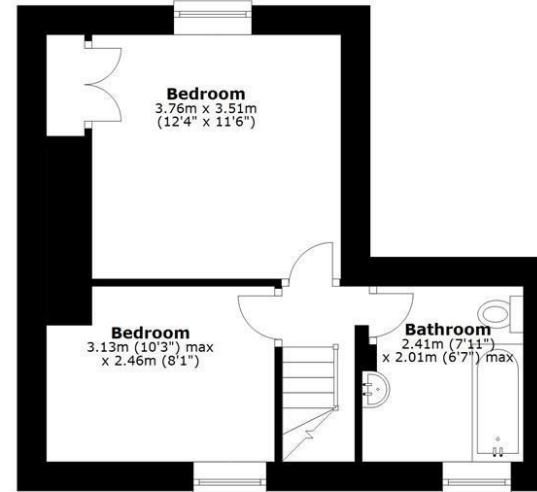
#### DIRECTIONS

Proceed out of Truro towards Falmouth on the A39 and proceeding down Arch Hill take the left hand turning signposted Calenick. Continue through Calenick and immediately after bearing right on a sharp bend take the left hand turning signposted Porth Kea and no. 5 Ropewalk can be found a short distance along on the left hand side.

**Ground Floor**  
Approx. 58.6 sq. metres (630.8 sq. feet)



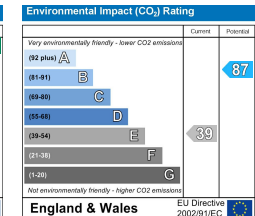
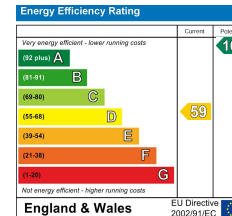
**First Floor**  
Approx. 28.3 sq. metres (305.0 sq. feet)



Total area: approx. 86.9 sq. metres (935.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such.  
Plan produced using PlanUp.

**5 Ropewalk, Calenick**







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