



MENNA VEAN, MENNA
GRAMPOUND ROAD, TRURO,
TR2 4HA

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



MENNA VEAN, MENNA GRAMPOUND ROAD TRURO TR2 4HA

A DETACHED COTTAGE WITH OUTBUILDINGS SET
WITHIN NEARLY TWO ACRES OF LAND

An old character cottage in a wooded setting together
with an array of single storey outbuildings.

Modernised and updated but with scope for further
improvement - 3 bedrooms, shower room, large sitting
room with inglenook, dining room, kitchen and utility.

Studio and "hobbies" room adjacent to cottage.

Traditional former stable range with store and workshop,
detached garage and a number of other small outbuildings
within the grounds.

Land comprising gardens, woodland and paddock.

A property with huge potential.

Freehold. EPC - F



PRICE GUIDE £575,000

Philip Martin

PHILIP MARTIN

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GENERAL REMARKS AND LOCATION

The hamlet of Menna is set astride the A3058 leading from Summercourt through Brighton Cross and on towards St Stephen and is essentially a cluster of rural dwellings in a wooded landscape. Menna Vein directly leads off from the road but is very pleasantly screened by a belt of mature trees which affords privacy and shelter. The villages of Ladock and Grampond Road are about 2 miles equidistant and here there are a variety of facilities for everyday needs including post office and shop, primary schools and a parish church at Ladock. St Stephen is slightly further but also affords local facilities and also including a comprehensive secondary school. Menna is well placed for access to the A30 and the busy centres of Truro, St Austell and Newquay are all about 20 minutes driving distance.

The property comprises a detached cottage which is undoubtedly of considerable age and which has been updated but now offers scope for further improvement. It currently affords 3 bedroom accommodation but there is plenty of space to extend, subject to consent., Menna Vein is set in lovely mature wooded grounds of nearly two acres and includes a variety of outbuildings which also have potential. Originally thought to be a smallholding the property may well appeal to those needing a paddock for a horse or alternatively someone wanting to create a fabulous garden in an existing mature setting.

THE COTTAGE

The original and major part of the dwelling is thought to be at least 200 years old and is largely built of stone whilst more recent modifications and small extensions are of conventional modern construction. Most windows have replacement double glazing and the roof is part cement-fibre slated and part flat felted. Internally the accommodation has typical cottage features including beamed ceilings, varying floor levels and a magnificent inglenook fireplace in the main reception. Heating is provided by a selection of electric storage heaters.

The cottage has been a cherished home for many years but now lends itself for further improvement and upgrading.

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

GROUND FLOOR



REAR ENTRANCE LOBBY

with mosaic tiled floor, low level cupboards and stable door leading through to:

KITCHEN

4.14 x 2.45 (13'6" x 8'0")

with a range of base and wall mounted cabinets, work surface area and double drainer sink unit. Space for electric cooker with extractor hood above. Beamed ceiling and electric storage heater.

UTILITY

2.81 x 1.83 (9'2" x 6'0")

with fitted bench with cupboard below. Insulated hot water cylinder with electric immersion heater.

SITTING ROOM

6.88 x 4.00 (22'6" x 13'1")

a lovely character room focusing to a splendid exposed stone inglenook fireplace with clome oven to one side and also having



fire basket and fitted hood above. Three windows to the front elevation, beamed ceiling and electric storage heater.

DINING ROOM

4.33 x 3.46 (14'2" x 11'4")

a dual aspect room with picture window overlooking the garden. Low fitted shelving and built-in cupboards.

SIDE ENTRANCE HALLWAY

with stairs to the first floor.

SHOWER ROOM

tiled to half height and with corner shower cubicle and wash hand basin. Dimplex fan heater. SEPARATE WC.

FIRST FLOOR

LANDING

a wide space with wrought iron balustrade to the stairs and electric storage heater.

BEDROOM 1

4.45 x 4.07 max (14'7" x 13'4" max)

with 2 windows to the front elevation and fitted bracket light.

BEDROOM 2

3.93 x 2.54 (12'10" x 6'6", 177'1")

BEDROOM 3

3.28 x 2.58 (10'9" x 8'5")

a dual aspect room with built-in wardrobe.

OUTSIDE

Adjoining the cottage and approached from outside there is a separate room latterly used as a STUDIO and also a detached HOBBIES ROOM and both with light and power connected.

The GARDENS and GROUNDS extend southwards from the cottage and provide a perfect setting. A paved terrace edged with shrubs is immediately alongside the cottage whilst sweeping areas of grass feature some splendid specimen pines and a paddock area is sheltered by a number of mature oak trees. The whole site extends to nearly two acres and also

includes some woodland. There is an additional vehicular access into the garden from the road.

THE OUTBUILDINGS

Opposite the cottage and alongside the entrance driveway there is a traditional stone built FORMER STABLE (approx 24' x 12 internally) and alongside a FUEL STORE and WORKSHOP with power and light connected. A detached GARAGE is nearby and has an electric roller door and internal power and light. A timber SUMMERHOUSE, and some further sheeted construction buildings are located within the grounds.

SERVICES

Mains electricity. Private drainage system. Historically the water is known to have been supplied from a nearby well although the pump has been disbanded and it is thought mains water may be connected (this is being investigated by the sellers and cannot be confirmed as at the time of preparation of the sale details).

NB The electrical circuit and appliances have not been tested by the agents.

TENURE

Freehold.

COUNCIL TAX

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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.

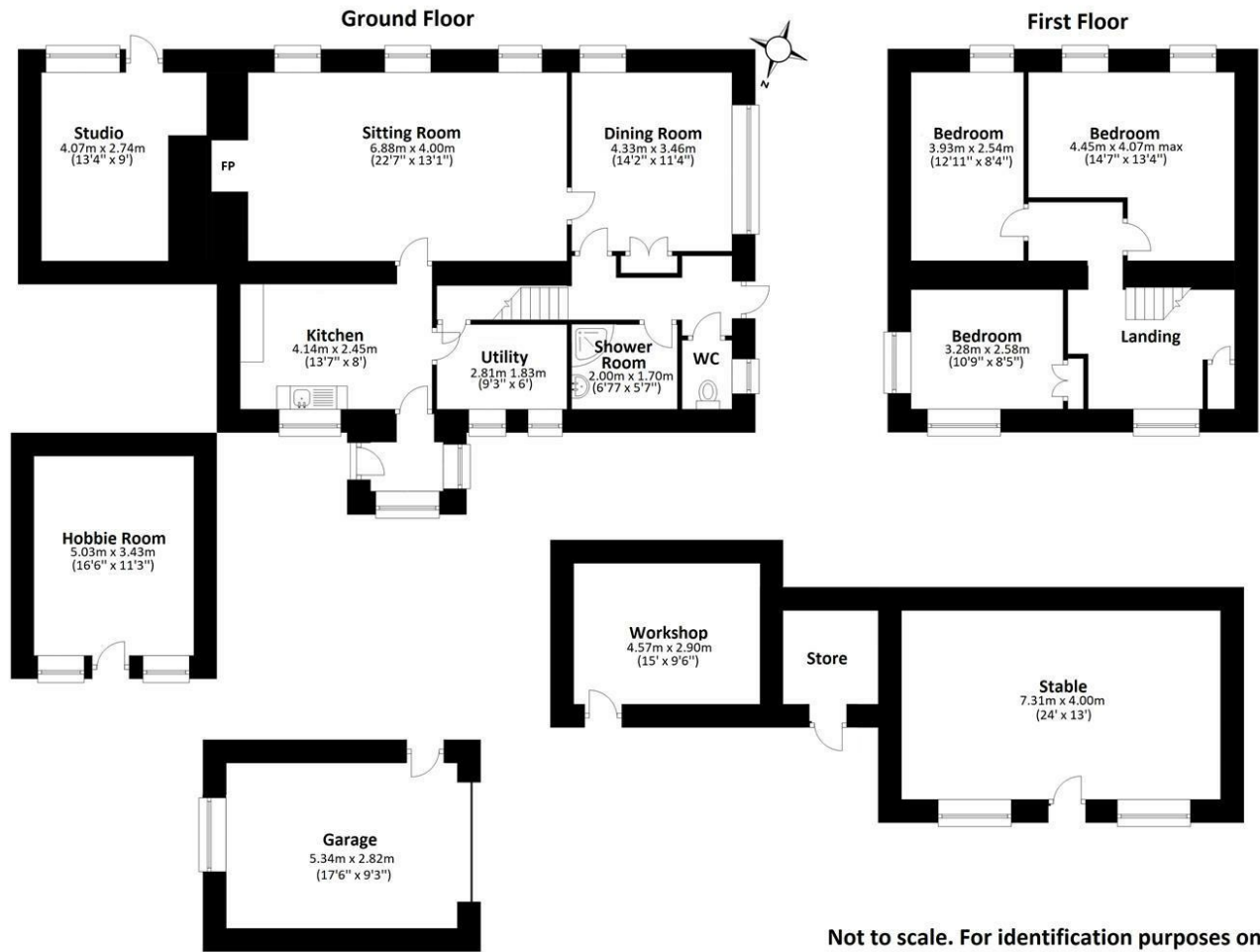
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DIRECTIONS

The property is easily located in the hamlet of Menna with a "for sale" board displayed.

Philip Martin



Not to scale. For identification purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	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			
		38	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
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