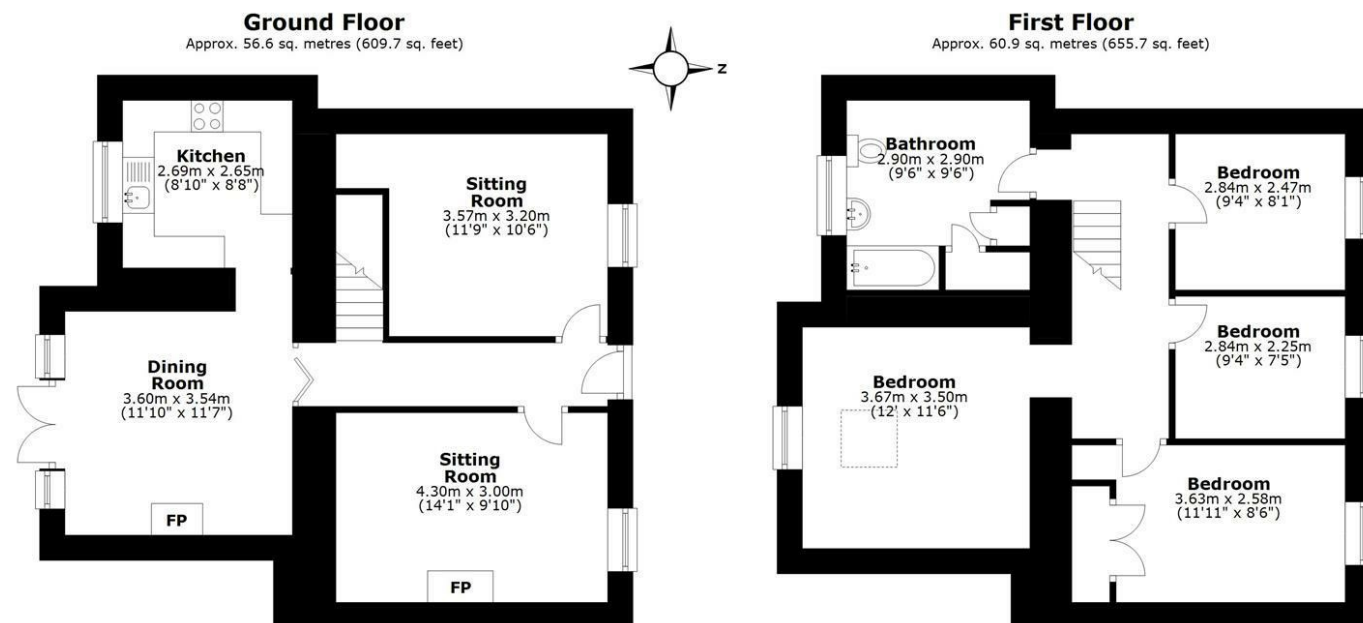


## FORE STREET, GRAMPOUND



Total area: approx. 117.6 sq. metres (1265.5 sq. feet)

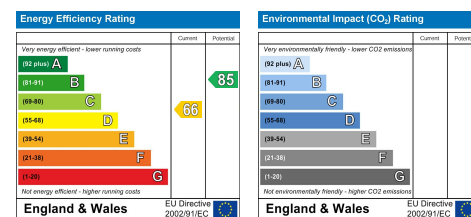
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used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

### Saffron Cottage, Grampond

#### KEY FEATURES

- Double Fronted
- Mid Terrace
- Four Bedrooms
- Two Reception Rooms
- Kitchen and Dining Room
- Bathroom
- Enclosed Rear Garden
- Character Features
- Popular Village Location
- No Chain

#### ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.



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### SAFFRON COTTAGE, FORE STREET, GRAMPOUND, TRURO, TR2 4SB GRADE II LISTED DOUBLE FRONTED CHARACTER COTTAGE

Four bedroom double fronted character cottage situated within the highly desirable village location of Grampond. The property benefits from plenty of characterful features throughout with sash windows, an open fireplace and exposed beamed ceilings. Although in need of modernisation, the property offers sizeable accommodation including entrance hall, two reception rooms, kitchen, dining room, four bedrooms and a bathroom. There is a rear garden, summer house and an outbuilding. The property also benefits from mains gas central heating. Sold with no onward chain, internal viewing is essential.  
EPC - D.

GUIDE PRICE £275,000



## THE PROPERTY

Saffron Cottage is a Grade II listed, four bedroom mid terrace property situated in the convenient and popular village location of Grampound. The property benefits from plenty of characterful features throughout with sash windows, an open fireplace and exposed beamed ceilings. Although in need of modernisation, the property offers sizeable accommodation and comprises; entrance hall, two reception rooms, kitchen and dining room to the ground floor with four bedrooms and a bathroom to the first floor. Externally there is a completely enclosed rear garden laid to lawn with mature shrubs as well as a summer house and an outbuilding, ideal for storage. There is also mains gas central heating. Sold with no onward chain, viewing is essential.

## GRAMPOUND

The village of Grampound lies on the A390 between Truro and St. Austell and offers a variety of local facilities for daily needs including shop, church, primary school, pub, Chinese restaurant, village amenities cafe, village hall with plays and bands and doctors surgery. The village has the benefit of a regular bus service and is also close to the picturesque attractions of the Roseland Peninsula and the south Cornish coast. The city of Truro with its fine Cathedral, major shopping centre and main line railway link to London (Paddington) is about nine miles. St. Austell is about six miles.

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

## GROUND FLOOR

### ENTRANCE HALL

Tiled flooring and radiator. Doors into;

### SITTING ROOM

14'1" x 9'10" (4.30 x 3.00)

A room full of character with sash window to front and exposed ceiling beams. Gas fireplace with slate hearth and radiator.

### RECEPTION ROOM

11'8" x 10'5" (3.57 x 3.20)

Sash window to front and exposed ceiling beams. Radiator.

### KITCHEN

8'9" x 8'8" (2.69 x 2.65)

Tiled floor and comprising a range of base and eye level units with worktop over and tiled splashbacks. Inset stainless steel sink and drainer. Space for undercounter fridge and freezer, cooker and washing machine. Window to rear and radiator. Wall mounted gas central heating boiler.

### DINING ROOM

11'9" x 11'7" (3.60 x 3.54)

Feature exposed stone walls with double doors opening out into garden. Tiled flooring and exposed ceiling beams.

## FIRST FLOOR

### LANDING

Loft access and radiator. Doors into;

### BEDROOM ONE

12'0" x 11'5" (3.67 x 3.50)

Window to rear and velux. Radiator.



### BEDROOM TWO

11'10" x 8'5" (3.63 x 2.58)

Sash window to front with fitted wardrobes. Radiator.

### BEDROOM THREE

9'3" x 8'1" (2.84 x 2.47)

Sash window to front and radiator.

### BEDROOM FOUR

9'3" x 7'4" (2.84 x 2.25)

Sash window to front and radiator.

### BATHROOM

9'6" x 9'6" (2.90 x 2.90)

Large bathroom comprising low level W.C., pedestal hand wash basin and bath with shower over. Obscured window to rear and radiator. Cupboard housing water cylinder.

## OUTSIDE

The rear garden is completely enclosed and mainly laid to lawn with mature shrubs and trees. There is also a SUMMER HOUSE and an OUTBUILDING.

## SERVICES

Mains water, electric, gas and drainage.

## N.B

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

## DIRECTIONS

From Truro proceed in an easterly direction on the A390 towards St. Austell bypassing Probus village. Proceed into Grampound and the property will be easily identified on

