



LANCREED CREED LANE

GRAMPOUND, TRURO,
CORNWALL TR2 4SJ

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



LANCREED CREED LANE GRAMPOUND TRURO CORNWALL TR2 4SJ

CONTEMPORARY DETACHED HOME ON THE EDGE OF
GRAMPOUND

Set in a superb position on the outskirts of Grampound, this impressive modern residence enjoys a wonderful setting adjacent to open countryside, while still within easy walking distance of the village.

Offering nearly 2,500 sq ft of beautifully designed single-level living, the home opens onto a generous, enclosed garden—level, lawned, and extremely private.

The spacious interior includes four double bedrooms (two with en-suites), a family bathroom, a separate utility room, and an entrance hall. At the heart of the home lies a stunning open-plan living area featuring a central wood-burning stove and full-height windows and doors connecting to the garden.

Externally, the property boasts ample driveway parking for multiple vehicles and a garage.

GUIDE PRICE £695,000

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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

Set in a desirable edge-of-village location, this impressive detached modern home offers a rare combination of space, privacy, and convenience, all within walking distance of the popular village of Grampound. Surrounded by open countryside, the property enjoys a peaceful, semi-rural setting while remaining close to local amenities, making it ideal for families or those seeking a balance between village life and rural living.

The accommodation extends to approximately 2,500 sq ft, all arranged on a single level, and is thoughtfully designed for modern living. There are four spacious double bedrooms, two of which benefit from stylish en-suites, along with a well-appointed family bathroom. The heart of the home is a stunning open-plan living space, featuring a central wood-burning stove and floor-to-ceiling windows and doors that flood the interior with natural light and offer seamless access to the garden.

A generous entrance hall and a practical utility room are key additions, and the layout throughout feels spacious and well-proportioned. Outside, the level, lawned garden is fully enclosed and enjoys excellent privacy—ideal for outdoor entertaining, family activities, and safe for pets.

Additional features include ample off-road parking for multiple vehicles and a garage. This is a rare opportunity to acquire a high-quality, contemporary home in a sought-after Cornish location that offers both space and seclusion without compromising on accessibility. We strongly recommend an internal viewing.

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, village amenities cafe and village hall. 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.

TRURO

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

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

ENTRANCE HALL

3.67 x 2.83 (12'0" x 9'3")

Cupboards housing hot water cylinder and boiler.



LOUNGE

6.64 x 5.34 (21'9" x 17'6")

The open plan living space comprises the lounge, dining room and kitchen with a central wood burning stove.

DINING ROOM

10 x 4.55 (32'9" x 14'11")

Three sets of doors opening to the gardens.

KITCHEN

3.6 x 3.16 (11'9" x 10'4")

A well appointed kitchen with breakfast bar and built in appliances including double oven, induction hob with hood over, dishwasher and space for fridge freezer.

BEDROOM 1

4.6 x 4.1 (15'1" x 13'5")

With open wardrobes and doors to garden.



EN-SUITE

2.38 x 1.63 (7'9" x 5'4")
Walk in shower, w.c. and wash hand basin.

BEDROOM 2

5.94 x 4.07 (19'5" x 13'4")
Doors opening to the garden.

EN-SUITE

2.47 x 1.96 (8'1" x 6'5")
Walk in shower, w.c., wash hand basin, heated towel rail and built in units.

BEDROOM 3

3.7 x 2.8 (12'1" x 9'2")
Window to front.

BEDROOM 4

4 x 2.69 (13'1" x 8'9")
Window to front.

FAMILY BATHROOM

3.13 x 2.06 (10'3" x 6'9")
Fully tiled with bath, w.c., wash hand basin, heated towel rail and corner shower.

UTILITY

3.67 x 1.98 (12'0" x 6'5")
Fitted with a range if cupboards, worktop over sink and drainer inset. Space for washing machine.

GARAGE

4.82 x 3.8 (15'9" x 12'5")
Light and power connected. Electric up and over door and side pedestrian door.

OUTSIDE

The property is discreetly set back from a quiet country lane, enjoying a tucked-away position that offers privacy and seclusion from passers-by. A tarmac driveway leads to the garage and opens out into a gravelled area, providing additional parking with ample space for a motorhome or boat. Gated pedestrian access runs along both sides of the house, leading to the rear garden. The total plot extends to approximately one-third of an acre and, being directly adjacent to open countryside, benefits from a superbly peaceful and picturesque setting. It is mainly laid to lawn with a patio, perfect for sitting out and with mature and established trees.

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.

SERVICES

Oil fired central heating with radiators. Mains water, electricity and private drainage.

COUNCIL TAX

TBC

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.

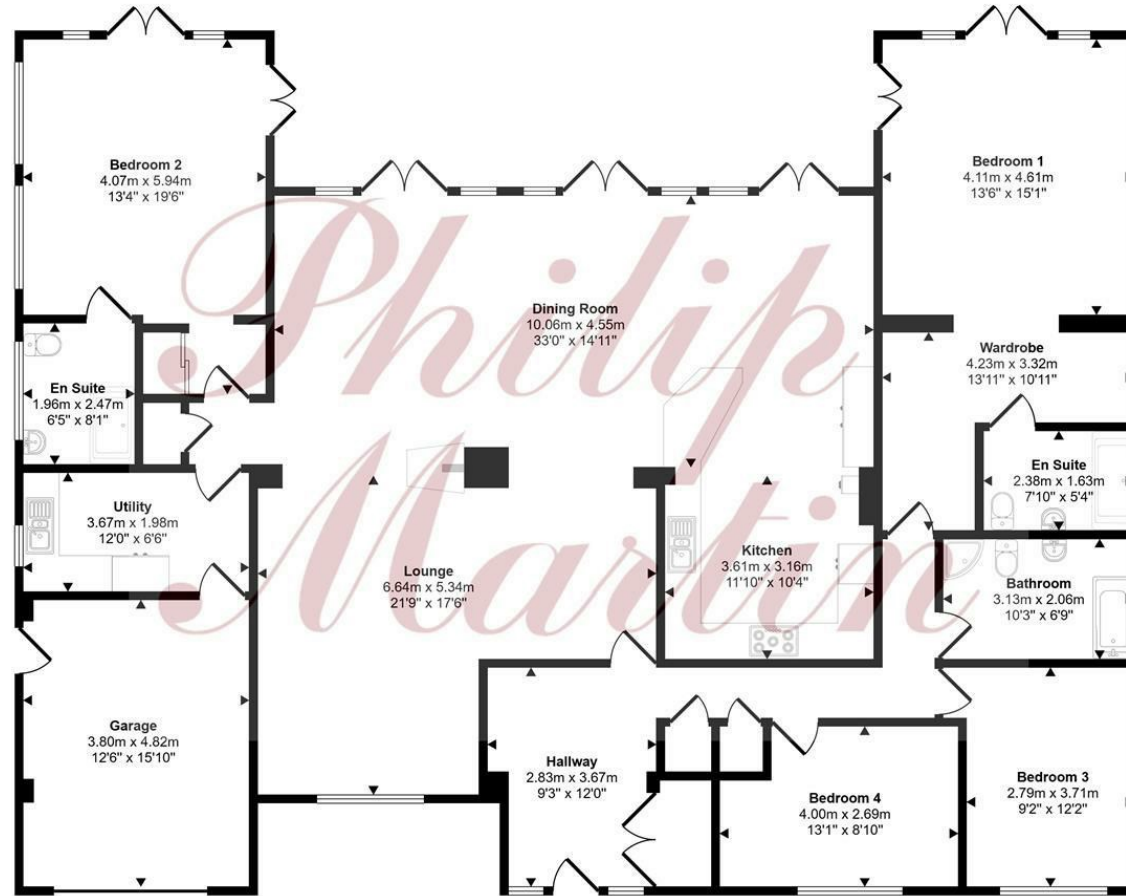
TENURE

Freehold.

DIRECTIONS

From Truro proceed along the A390 into Grampond village and just after the Dolphin Inn turn right signposted to Creed. Lancreed will be found after approximately one mile and it is the last property on the right hand side.

Approx Gross Internal Area
232 sq m / 2493 sq ft



Floorplan

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	92-100		
A	81-91		
B	69-80		
C	55-68		
D	39-54		
E	21-38		
F	13-20		
G	1-12		
Not energy efficient - higher running costs			
England & Wales		48	71
	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	13-20		
G	1-12		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		





PHILIP MARTIN

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

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS