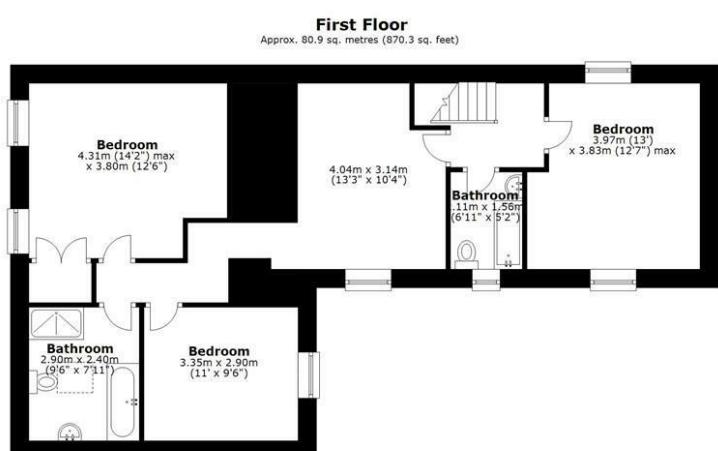
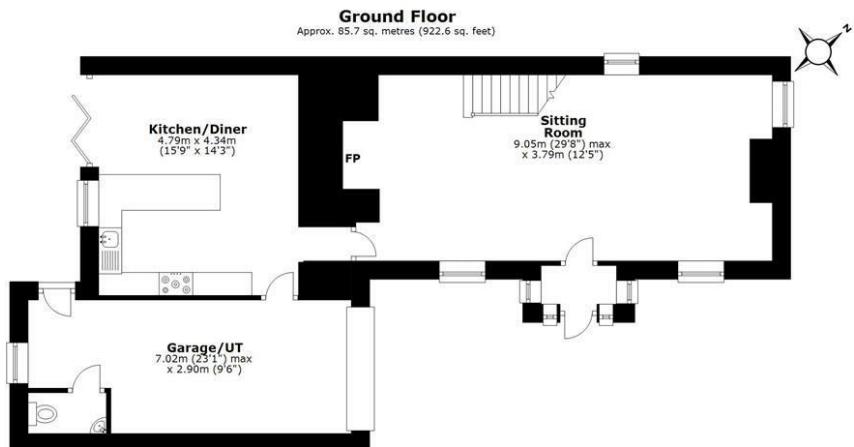


PROBUS



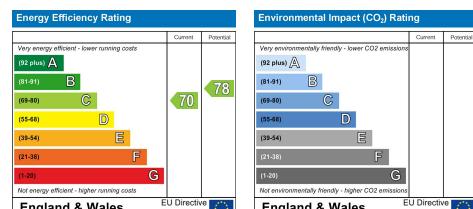
Total area: approx. 166.6 sq. metres (1793.0 sq. feet)
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, etc. and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such.

Coombe Cottage, Probus

KEY FEATURES

- Three Double Bedrooms
- Large Sitting Room
- Two Bathrooms
- Large Enclosed Garden
- Gas Central Heating
- Study
- Kitchen/Dining Room
- Integral Garage
- Parking
- 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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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COOMBE COTTAGE CHAPEL STREET, PROBUS, TRURO, TR2 4LD DETACHED CHARACTER COTTAGE

In a quiet location close to the centre of the village and its excellent facilities. Full of character features including splendid Inglenook Fireplace. Spacious accommodation. Three double bedrooms, large sitting room, kitchen/dining room, two bathrooms, integral garage/workshop and cloakroom. Large Enclosed garden enjoying a sunny aspect and complete privacy. Mains gas fired central heating. Double glazing. Sold with no chain. EPC - C

PRICE GUIDE £425,000

GENERAL COMMENTS

Coombe Cottage is a spacious detached period cottage located in the heart of Probus, one of the most popular villages on the outskirts of Truro. The property is a lot larger than it looks from outside and has been extended substantially, offers extremely versatile accommodation. The accommodation includes three bedrooms, study and two bathrooms on the first floor. Whilst the study is perfect for those looking to work from home, it could also be used as a playroom for children and perfect as a hobby room. All of the bedrooms are doubles and the master bedroom particularly large with two windows overlooking the rear garden. The ground floor includes a fabulous sitting room with inglenook fireplace, spacious kitchen/dining room with bi-fold doors opening into the rear garden, integral garage and cloakroom/w.c. The cottage has many period features including exposed beams and the feature fireplace and modern additions including mains gas central heating, double glazing and the EPC has an excellent "C rating".

At the rear is a surprisingly large garden that enjoys a sunny aspect and the last of the days sun. It is incredibly private with generous lawns, many mature shrubs and plants as well as a large terrace accessed from the kitchen/dining room providing ample sitting out space. At the front is private parking and integral garage. An internal viewing is essential.

LOCATION

Probus is a thriving community approximately six miles east of Truro and a little further west of St. Austell. The village has an excellent range of everyday facilities including parish church, public house, primary school, farm shop, general stores with post office, village hall, Chinese and Indian takeaways and even a fish and chip shop. A very regular bus service connects to both St. Austell and Truro and here there are a wider range of facilities including banks, building societies, schools, colleges and main line railway link to London (Paddington). The village is also easily accessible to the picturesque Roseland Peninsula and many of the beaches along the south Cornish coast.

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



ENTRANCE PORCH

Half glazed door, side windows and door opening to:

SITTING ROOM

29'8" x 12'5" (9.05m x 3.79m)

A fabulous room, full of character including a deep inglenook fireplace with Clomé oven and woodburning stove, exposed beams and even a former stone sink. Triple aspect with windows to front, side and rear. Two radiators. Stairs to first floor with storage cupboard below. Further fireplace (not used) with shelves in firebreast recess. Glazed door opening to:

KITCHEN/DINING ROOM

15'8" x 14'2" (4.79m x 4.34m)

Excellent range of base and eye level kitchen units. One and a half bowl stainless steel sink/drainer, worktops with tiled splashbacks, Kenwood range cooker with stainless steel extractor hood over, Bosch dishwasher. Tiled floor in kitchen area. Bi-fold doors opening into rear garden. Door to:

INTEGRAL GARAGE & UTILITY

23'0" x 9'6" (7.02m x 2.90m)

Metal up and over door. Light and power. Space and plumbing for washing machine. Pedestrian door to garden. Worcester gas fired central heating boiler. Door to:

CLOAKROOM

Low level w.c, corner wash hand basin with tiled splashback, extractor fan, tiled floor.

FIRST FLOOR

LANDING, loft access.

BEDROOM TWO

13'0" x 12'6" (3.97m x 3.83m)

A twin aspect room with windows to both sides. Radiator.



BATHROOM

6'11" x 5'1" (2.11m x 1.56m)

A partly tiled room with white suite comprising low level w.c, pedestal wash hand basin, panel bath with shower attachment from taps, extractor fan, heated towel rail. Tiled floor. Frosted window to front.

STUDY

13'3" x 10'3" (4.04m x 3.14m)

Window to front, radiator. Door to inner landing.

INNER LANDING

Loft access, radiator.

BEDROOM THREE

10'11" x 9'6" (3.35m x 2.90m)

Window to front, radiator.

BATHROOM

9'6" x 7'10" (2.90m x 2.40m)

A tiled room with luxurious white suite comprising low level w.c, panel bath, vanity sink unit with large mirror behind, walk in double shower. Velux window, heated towel rail, tiled floor.

BEDROOM ONE

14'1" x 12'5" (4.31m x 3.80m)

Two windows overlooking the rear garden. Walk in wardrobe, radiator.

OUTSIDE

At the front is a private parking space and access into the integral garage. A pathway leads alongside the cottage via a wooden gate into the rear garden. The garden is incredibly private and much larger than one would expect. It is enclosed and perfectly safe for children and pets. A terrace provides plenty of sitting out space, there is a large lawn and many mature shrubs, plants and trees. The garden enjoys the afternoon and evening sun.

SERVICES

Mains water, electric and drainage are connected. Mains gas.

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 Probus from the Truro direction and immediately after passing the fish and chip shop on the left, turn left into Chapel Street (heading towards Laddock). Coombe Cottage can be found after a short distance on the left hand side.

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.