



MENGARTH
FORE STREET, PROBUS,
TRURO TR2 4LQ

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



MENGARTH

FORE STREET, PROBUS,
TRURO TR2 4LQ

MODERN DETACHED ARCHITECTURALLY DESIGNED
HOUSE WITH MAGNIFICENT VIEWS

THE BEST OF BOTH WORLDS - IN THE CENTRE OF
THE VILLAGE WITH LAND AND PRIVACY

Occupying a large plot extending to approximately one acre and enjoying fabulous far reaching rural views from the rear. In the heart of the village, within a short walk of excellent village facilities. Architect designed with lots of glass at the rear to take full advantage of the views with large balcony. Approximately 3320 sq.ft over three floors. Four bedrooms – master and guest en suite, large open plan kitchen,dining and sitting room, study, wet room, second kitchen/dining and sitting room, double garage and lots of parking. Large landscaped garden with lots of trees. Swimming pool and summerhouse with hot tub. Air Source Heat Pump with underfloor heating. PV Panels. Low running costs - EPC B.

GUIDE PRICE £1,150,000

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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.

LOCATION

Probus is one of the best served villages in mid Cornwall and is renowned for its excellent amenities and transport links. The village boasts a popular farm shop and butchers, village shop and post office, parish church, primary school, village hall, doctors surgery, Chinese and Indian restaurants, fish and chip shop and public house, altogether Probus is a thriving community. It has an excellent bus service with a very regular connection to Truro and St. Austell. In addition the property is ideally located for quick access to both the north and south Cornish coasts. The Roseland Peninsula known for its golden sandy beaches is very close by and the A30 trunk road for quick commuting throughout the county is within easy access. Truro is approximately six miles away with its excellent shopping centre, fine restaurants, private and state schools, historic cathedral, flagship Marks and Spencer store and Waitrose together with the Cornish Food Hall which is less than ten minutes away on the Probus side of the city. It also has a mainline railway link to London (Paddington). Newquay airport is only a twenty minute drive away with regular flights to London, Manchester, Dublin, Edinburgh and Glasgow.

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

ENTRANCE PORCH

Solid entrance door with side windows. Bench seat with recycling storage below.



ENTRANCE HALL

A spacious hallway with two windows to front. Stairs leading to lower ground floor and first floor. Lift to lower ground floor.

CLOAKROOM

A white suite with low level w.c, vanity sink unit, frosted window to side, tiled floor, extractor fan.



LIVE - IN KITCHEN/DINING/SITTING ROOM

26'8" x 26'0" (8.13m x 7.95m)

A fabulous and very spacious room enjoying magnificent far reaching rural views. An exceptionally light triple aspect room with windows to side and sliding doors opening onto balcony with ample space for sitting out. Excellent range of base and eye level glossy kitchen units with Corian worktops. One and a half bowl sink, two Neff integral ovens, AEG ceramic hob, integral full height fridge and freezer, wine cooler. Dresser with solid wood worktop and shelves. Woodburning stove, tiled floor. Walk in coat/storage cupboard. Television point.

FIRST FLOOR

Landing. Window to front with blinds.

MASTER BEDROOM

26'0" x 22'10" max (7.95m x 6.96m max)

A fabulous bedroom with high ceilings and exposed beams. Full height windows and apex enjoying fabulous countryside views, French doors with glass balustrade. Window to side, Velux window. Built-in wardrobes with sliding doors. Door to:

EN SUITE BATHROOM

A very spacious en suite with bath and

separate double shower, low level w.c, vanity sink unit with cupboards below. Tiled floor, extractor fan, heated towel rail. Velux window.

BEDROOM TWO

17'1" x 10'11" (5.23m x 3.35m)

Window to front and high feature windows into roof apex. Door to:

EN SUITE SHOWER ROOM

White suite with low level w.c, shower cubicle with fully tiled surround and folding glazed doors, vanity sink unit with cupboards below, tiled floor, mirror fronted cabinet, heated towel rail, extractor fan.

LOWER GROUND FLOOR

The lower ground floor is extremely versatile to appeal to a variety of family situations. It is currently used as a separate apartment and successfully rented as a holiday let through Airbnb and generating approximately £1000 per week. Previously it was an annexe and lived in by an elderly relative who used the integral lift. Alternatively the kitchen/dining/sitting room could be changed into two further bedrooms which will make six bedrooms in total for a larger family.

STUDY/HALL

Window to side, glazed door to front. Laminate wood effect flooring. Spotlights. Lift to ground floor. Plant room with large Joule unvented hot water cylinder. Inverter for photovoltaic panels. Underfloor heating manifolds.

INNER HALLWAY

Doors to all ground floor rooms.

LOUNGE/KITCHEN/DINING ROOM

26'3" x 15'8" (8.02m x 4.80m)

Two French doors opening onto balcony and enjoying fabulous views over the gardens and countryside beyond. Window to side. Fireplace incorporating living flame electric fire. Television point. Kitchen area with mainly base level kitchen units, one and a half bowl stainless steel sink/drainer, Zanussi integral oven. Glazed door to:

ENTRANCE VESTIBULE

Providing independent access from outside.

BEDROOM THREE

12'11" x 11'3" (3.96m x 3.43m)

Window to side with blind. Television point.

WET ROOM

Low level w.c, vanity sink unit, Mirror fronted cabinet, Triton electric shower. Frosted window to side. Heated towel rail. Extractor fan.

BEDROOM FOUR

12'7" x 10'9" (3.86m x 3.30m)

Window to side. Television point.



OUTSIDE

At the front is a large tarmac driveway that provides turning and parking for ten cars and space for caravan, motor home, trailers etc. Enclosed behind double wooden gates and therefore safe for children and pets. A paved path leads to the front

entrance porch.

At the side is a gently sloping garden, log store/potting shed with window to side and front.



DOUBLE GARAGE

23'3" x 16'7" max (7.11m x 5.08m max)
Two roller doors. Currently divided into several rooms. Space and plumbing for washing machine, space for tumble drier. Workbench. Door to low level w.c, pedestal wash hand basin.

GARDENS AND GROUNDS

The gardens and grounds are located at the rear of the property and are extremely private with fabulous far reaching countryside views. They are enclosed within natural hedge and fenced boundaries. There is a plenty of sitting out space for the lower ground floor and independent access via steps that lead up to the parking area. The gardens are predominantly gently sloping lawn interspersed with many newly planted trees and shrubs and there is an abundance of wildlife. At the bottom of the grounds is a large wildlife pond and gazebo with sitting out space. The gardens and grounds extend to just over one acre.

SWIMMING POOL AND SUMMERHOUSE

The pool is heated by an air source heat pump and is surrounded by decking. The summerhouse has a jacuzzi and enjoys views over the grounds and countryside beyond.

SERVICES

Mains water, electricity and drainage are connected.

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.

DIRECTIONS

Proceed into village from the Truro direction passing the petrol station and Treviglas Lane. Look out for the sign "Mengarth" on the left. The drive leads behind two stone fronted houses and the Mengarth is easily located at the bottom through double wooden gates.

DATA PROTECTION

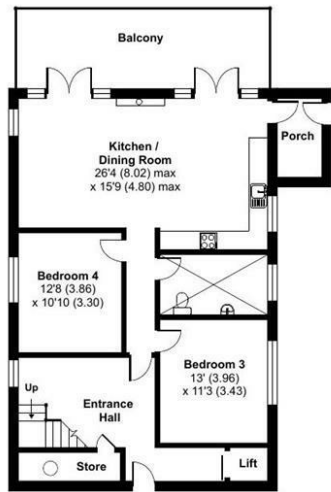
We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time.





TENURE
Freehold
COUNCIL TAX
D

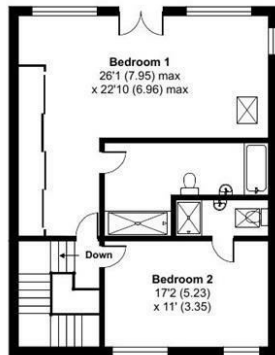
Philip Martin



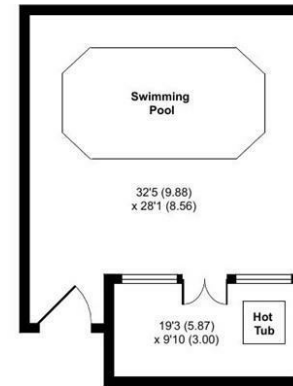
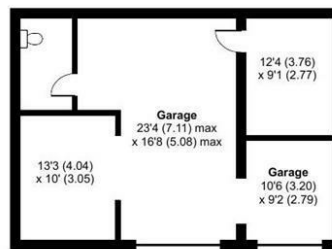
GROUND FLOOR



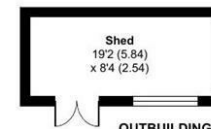
FIRST FLOOR



SECOND FLOOR

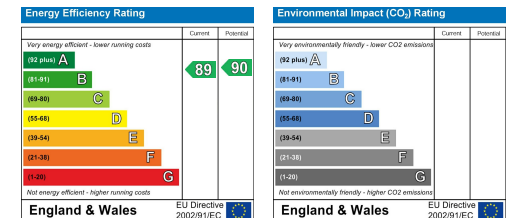


OUTBUILDING 1



OUTBUILDING 2

For identification only - Not to scale







PHILIP MARTIN

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

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS