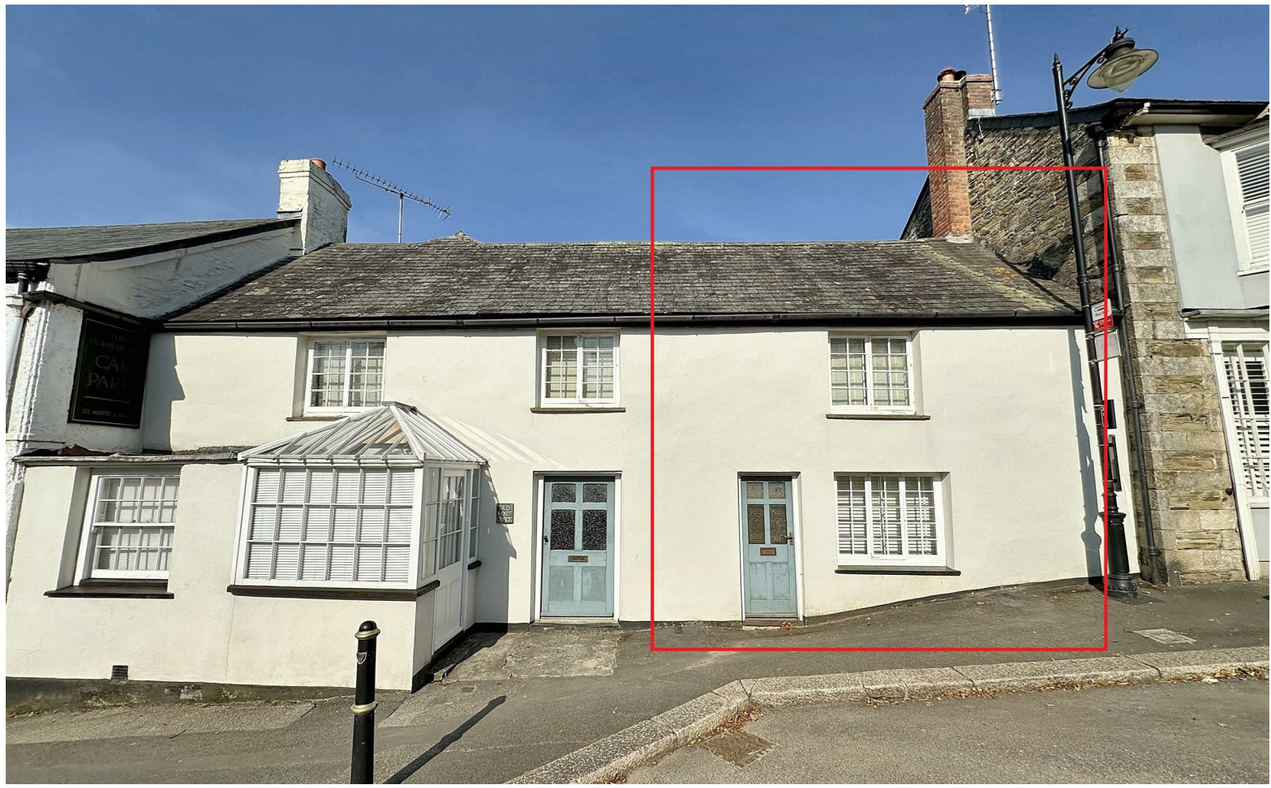
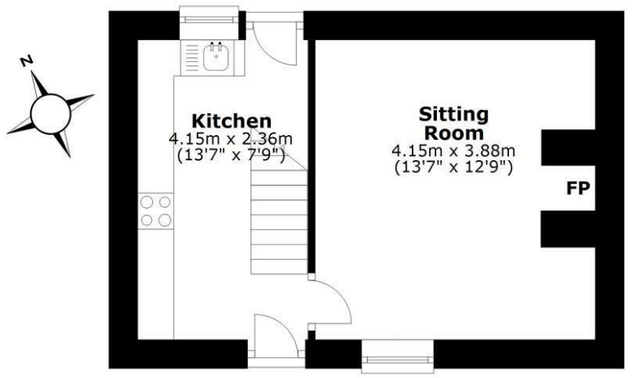
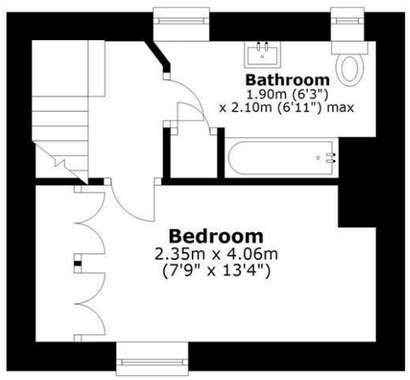
FORE STREET, GRAMPOUND



Ground Floor
Approx. 26.3 sq. metres (283.2 sq. feet)



First Floor
Approx. 20.3 sq. metres (218.9 sq. feet)



Total area: approx. 46.6 sq. metres (502.1 sq. feet)

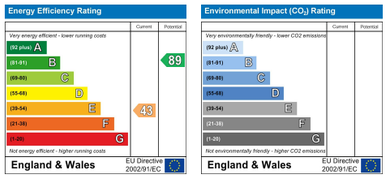
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used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

The Old Post Office Cottage, Grampound

Key Features

- MID TERRACE PROPERTY
- ONE DOUBLE BEDROOM
- BESPOKE KITCHEN
- SITTING ROOM
- BATHROOM
- REAR COURTYARD
- VILLAGE LOCATION
- CHARMING FEATURES
- VIEWING RECOMMENDED
- PERFECT FIRST TIME PURCHASE

Energy Performance Rating



Contact Us

9 Cathedral Lane
Truro
Cornwall
TR1 2QS

01872 242244

sales@philip-martin.co.uk

3 Quayside Arcade
St Mawes
Truro
Cornwall
TR2 5DT

01326 270008

stmawes@philip-martin.co.uk

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.

RICS · rightmove.co.uk The UK's number one property website · OnTheMarket.com

THE OLD POST OFFICE COTTAGE FORE STREET, GRAMPOUND, TR2 4RR

TERRACED HOUSE IN POPULAR LOCATION PERFECT FOR FIRST TIME PURCHASE

This one bedroom Grade II Listed terrace property is situated in the heart of Grampound, a popular village between Truro and St Austell. The property retains much charm and character with a bespoke kitchen and wood burning stove. The property is perfect for first time purchasers, a buy to let investor or alternatively someone looking for a bolthole in this village location. Well presented, in all, the accommodation includes, kitchen, sitting room, bathroom and a bedroom. There is also a rear courtyard. Viewing is highly recommended.

EPC - E. Freehold. Council Tax - A.

Guide Price £115,000

THE PROPERTY

The Old Post Office Cottage is a one bedroom Grade II Listed terrace property situated in the popular village of Grampound. The property has been updated and modernised over the recent years with a bespoke kitchen suite being installed and retains much character with a wonderful exposed stone fireplace in the sitting room housing a wood burning stove. In all, the accommodation comprises; kitchen and sitting room to the ground floor with a bedroom and a bathroom to the first floor. There is also a rear courtyard. The perfect dwelling for those looking for a first time purchase, buy to let investment or a bolthole, viewing is highly recommended.

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.

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

GROUND FLOOR

KITCHEN

13'7" x 7'8" (4.15m x 2.36m)
Bespoke fitted kitchen suite fitted with integrated electric oven and hob with space for undercounter fridge and plumbing for a washing machine. Inset sink and drainer with window and door to rear courtyard.

SITTING ROOM

13'7" x 12'8" (4.15m x 3.88m)
Window to front with window seat. Feature exposed stone fireplace with wood burning stove.

FIRST FLOOR

BATHROOM

6'10" x 6'2" (2.10m x 1.90m)
Comprising bath with shower over, vanity hand wash basin and low level w.c. Two windows to rear. Extractor fan.

BEDROOM

13'3" x 7'8" (4.06m x 2.35m)
Window to front with exposed ceiling beams. Bespoke fitted wardrobes.

OUTSIDE

There is a rear courtyard providing an outdoor seating area.

SERVICES

Mains water, electric and drainage.

N.B

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

COUNCIL TAX

A.

TENURE

Freehold.

DIRECTIONS

Proceed in to the village of Grampound and The Old Post Office Cottage will be found in the middle of the village on the left hand side opposite the turning to Creed.

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.

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.