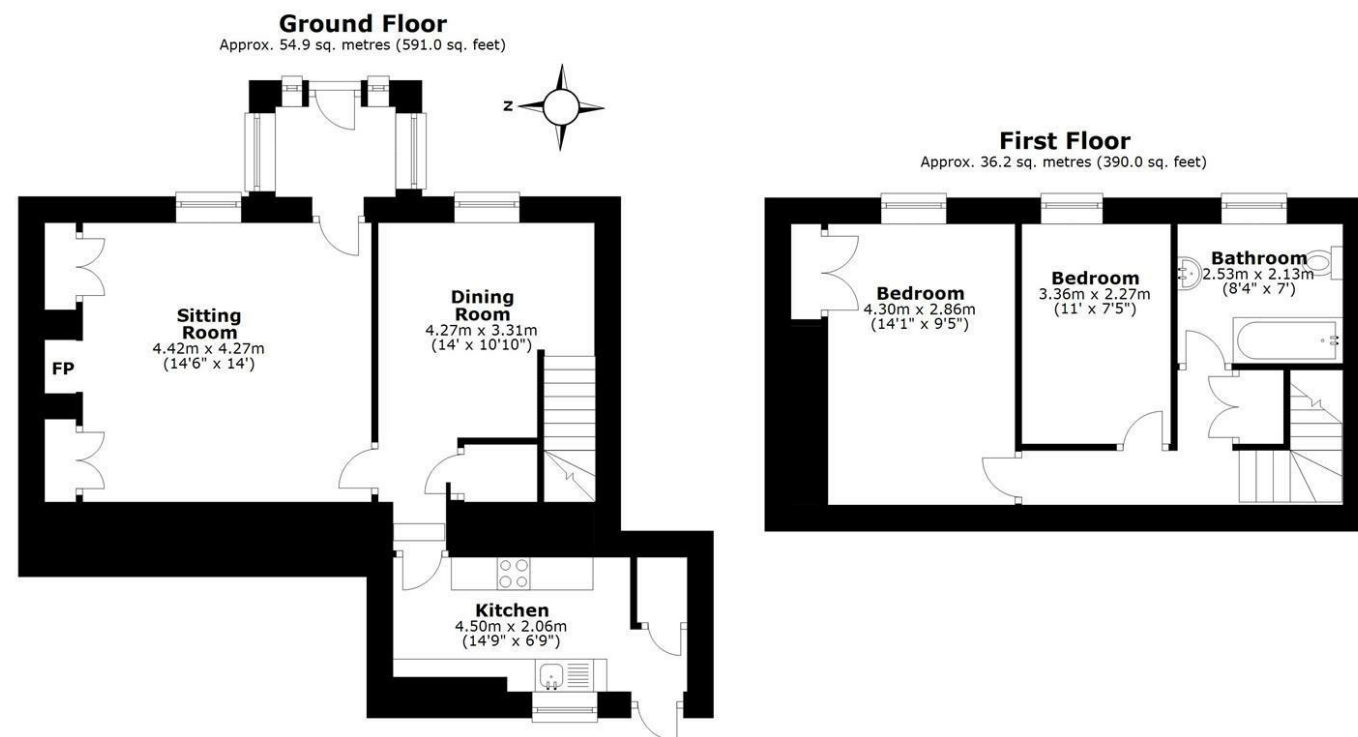


OLD HILL, GRAMPOUND



Total area: approx. 91.1 sq. metres (981.0 sq. feet)

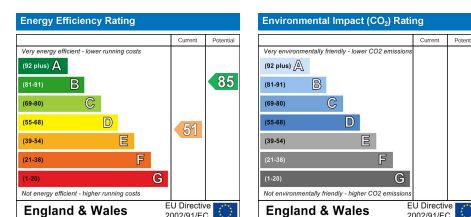
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used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

Glen View, Old Hill, Grampond

KEY FEATURES

- Two Bedrooms
- Dining Room
- Bathroom
- Rear Patio
- Stone Storage Shed
- Sitting Room
- Kitchen
- Small Enclosed Garden
- Double Glazing
- 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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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GLENVIEW, OLD HILL, GRAMPOUND, TRURO, TR2 4RY

PRETTY ATTACHED PERIOD COTTAGE

Tucked away in a very quiet setting, well away from the main road in this much sought after village.

Enjoying views over the village and retaining many character features.

Two bedrooms, sitting room with woodburner, dining room, kitchen and bathroom.

Useful outbuilding. Small enclosed garden. Rear Terrace.

No Chain. Council Tax C. EPC - E.

GUIDE PRICE £275,000

GENERAL COMMENTS

Glenview is a very attractive period cottage located towards the top of Old Hill which is arguably the best location within Grampound Village. Whilst the cottage appears detached, it is in fact attached to a small one bedroom cottage. Glenview enjoys a lovely view over the village and retains many period features including exposed beams with modern additions including replacement double glazing in recent years. The accommodation includes two bedrooms and bathroom on the first floor with sitting room, dining room, kitchen and entrance porch downstairs. The sitting room has a woodburning stove and there is modern electric heating. Outside is a small enclosed front garden and a rear terrace for sitting out. A short distance away is a useful stone outbuilding for storage. Glenview has been in the same ownership for many years and is now being sold with vacant possession and no onward chain. An internal viewing is essential.

LOCATION

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 and pub, village amenities cafe, village hall 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. There are lovely country walks from Glenview including along the old Roman road to Probus.

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



ENTRANCE PORCH

Glazed entrance door, tiled floor. Partly glazed stable door opening to:

SITTING ROOM

14'6" x 14'0" (4.42m x 4.27m)

Feature fireplace incorporating woodburning stove with tiled hearth and pine surround. Double glazed window to front. Exposed beams. Built in cupboards and shelves in firebreast recesses. Three wall lights. Dimplex night storage heater. Haverland electric wall mounted heater. Door opening to:

DINING ROOM

14'0" x 10'10" (4.27m x 3.31m)

Double glazed window to front enjoying views over the village with window seat. Exposed beams. Night storage heater. Built in book shelves along one wall. Spotlights. Stairs leading to first floor with storage cupboard below. Steps to:

KITCHEN

14'9" x 6'9" (4.50m x 2.06m)

Base and eye level shaker style kitchen units. One and a half bowl stainless steel sink/drain. Stoves electric double oven with ceramic hob with lid over. Space for fridge/freezer, space and plumbing for slimline dishwasher. Double glazed window to rear. Laundry cupboard with space and plumbing for washing machine and tumble dryer.

FIRST FLOOR

Landing. Airing cupboard housing factory lagged hot water cylinder with immersion heater. Slatted shelves.



BEDROOM ONE

14'1" x 9'4" (4.30m x 2.86m)

Window to front enjoying views. Built in wardrobes. Electric wall mounted heater.

BEDROOM TWO

11'0" x 7'5" (3.36m x 2.27m)

Window to front enjoying views. Electric wall mounted heater.

BATHROOM

8'3" x 6'11" (2.53m x 2.13m)

A white suite comprising low level w.c, pedestal wash hand basin with tiled splashback, shelf and mirror over, panel bath with tiled surround and electric shower over. Heated towel rail. Window to front with window seat and blind.

OUTSIDE

At the front is a small garden providing sitting out space enclosed within a wall. There are a selection of mature shrubs and plants including camellias, hydrangeas and hedging. At the rear is a granite sett terrace providing sitting out space and access into the kitchen. Outside tap. A short distance away is an attractive stone former piggery which provides very useful storage.

SERVICES

Mains water, electric 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 the village on the A390 from the Truro direction and take the first turning right into Old Hill (signposted to Golden Mill and Bartliver). Glenview is easily located at the top of the hill where a Philip Martin sale board has been erected.

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.

COUNCIL TAX

Band - C

TENURE

Freehold