



THE HOLLIES
TRUCK, PROBUS
TRURO TR2 4JA

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin



THE HOLLIES

PROBUS

TRURO TR2 4JA

DETACHED PERIOD HOUSE IN RURAL HAMLET WITH
EXTENSIVE OUTBUILDINGS

A most attractive traditional stone built house occupying a very pleasant position just half a mile from Probus village.

In excellent condition and retaining much charm and character with high ceilings. Four bedrooms, sitting room, dining room, lounge, kitchen, cloakroom and bathroom.

Huge outbuilding with space to garage up to six vehicles undercover.

Private enclosed gardens. Parking for four cars.
Oil fired central heating. Double glazing.

Freehold. Council Tax Band D. EPC TBC.
No chain.

GUIDE PRICE £399,950

Philip Martin

PHILIP MARTIN

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GENERAL COMMENTS

The Hollies is a very attractive detached period house located in the tiny hamlet of Truck which lies less than a mile from the sought after village of Probus. The house is very well presented and has been improved considerably in recent years by the current owners. It retains much charm and character with feature fireplaces, high ceilings with modern additions including replacement double glazing, recent upgraded bathroom and there is oil fired central heating. The accommodation includes four bedrooms and bathroom on the first floor with three reception rooms, kitchen and cloakroom downstairs. At the rear is a very private enclosed garden and parking for four cars. A particular feature of the property is a very large outbuilding, ideal for anyone wanting storage for classic cars or similar or indeed anyone needing plenty of workshop space for various hobbies. An internal viewing is essential.

LOCATION

The village of Probus is literally "just up the road". 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):

DINING ROOM

4.60m x 3.60m (15'1" x 11'9")

Composite entrance door. Window to front with slate tiled window sill. Fireplace incorporating wood burning stove with a slate hearth. Shelves in fire breast recess. Stairs to first floor. Glazed door to sitting room and door to kitchen.

CLOAKROOM

Low level w.c, wash hand basin, tiled splashback.



SITTING ROOM

3.70m x 3.60m (12'1" x 11'9")

Window to front with slate sill. Feature fireplace incorporating wood burning stove with a wooden mantle and slate hearth. Radiator, Television point, Built in, bookcases.

KITCHEN

4.90m x 2.70m (16'0" x 8'10")

A good range of base and eye level shaker style kitchen units.

One and a half bowl stainless steel sink with mixer tap over. Space and plumbing for dishwasher, space for cooker with extractor hood over. Wood effect worktops with tiled splashback, space for fridge. Heated towel rail, Velux window, window to rear and partly glazed door opening to the rear garden. Deep cupboard housing Worcester oil fired central heating boiler, space and plumbing for washing machine, space for tumble dryer, Slatted shelves. From the kitchen an archway leads through to:

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LOUNGE

3.60m x 3.60m (11'9" x 11'9")

A twin aspect, room with window to side and French doors leading into the rear garden and patio. Solid wood floor. Radiator. Television point.

FIRST FLOOR

Landing, Loft access, radiator,

BEDROOM ONE

4.00m x 3.20m (13'1" x 10'5")

A twin aspect room with windows to rear and side. Two built in double wardrobes. Radiator.

BEDROOM TWO

3.40m x 3.10m (11'1" x 10'2")

Window to front, radiator, built in double wardrobe.

BEDROOM THREE

3.10m x 3.00m (10'2" x 9'10")

Window to rear, built in double wardrobe, radiator. Loft access.

BATHROOM

A tiled room with modern white suite comprising low level w.c, vanity sink unit. Panel bath with shower screen and shower over. Radiator/heated towel rail. Tiled floor, Frosted window to front. Extractor fan.

BEDROOM FOUR

2.90m x 2.70m (9'6" x 8'10")

Window to front. Built in double wardrobe, radiator, and additional storage over stairs.

OUTSIDE

At the front is a porch, outside light and a gravel sitting area enclosed by a Cornish stone wall with raised flower beds well stocked with shrubs and plants, including a monkey puzzle tree, rockery and metal pedestrian gate. Double metal gates at the side of the cottage opens into a brick driveway that provides parking for four cars. The rear garden is very private and enjoys the sun for the majority of the day into the evening. A brick path leads around to the rear with access into the kitchen and French doors open into the dining room. Wooden shed containing the plastic oil tank for the central heating. Open



fronted undercover sitting space. Circular patio for sitting out and perfect for outside dining. A path leads to the side entrance into the garage. A pedestrian gate opens alongside the garage and leads to a further garden with steep woodland that continues up onto Truck Hill.

GARAGE/WORKSHOP

12.19m x 5.94m (39'11" x 19'5")

A huge garage with space for six cars in total which is quite incredible and ideal for anyone wanting storage for classic cars or similar or indeed anyone needing plenty of workshop space for various hobbies. Light and power. Two windows, to side and half glazed pedestrian door. Two double garage doors opening from the front. Within the building are two further areas including a workshop and double doors lead through to:

INTERNAL GARAGE

7.01m x 2.82m (22'11" x 9'3")

With space for two cars in tandem. Window to side.

SERVICES

Mains water, electricity and drainage. Oil fired central heating.

N.B

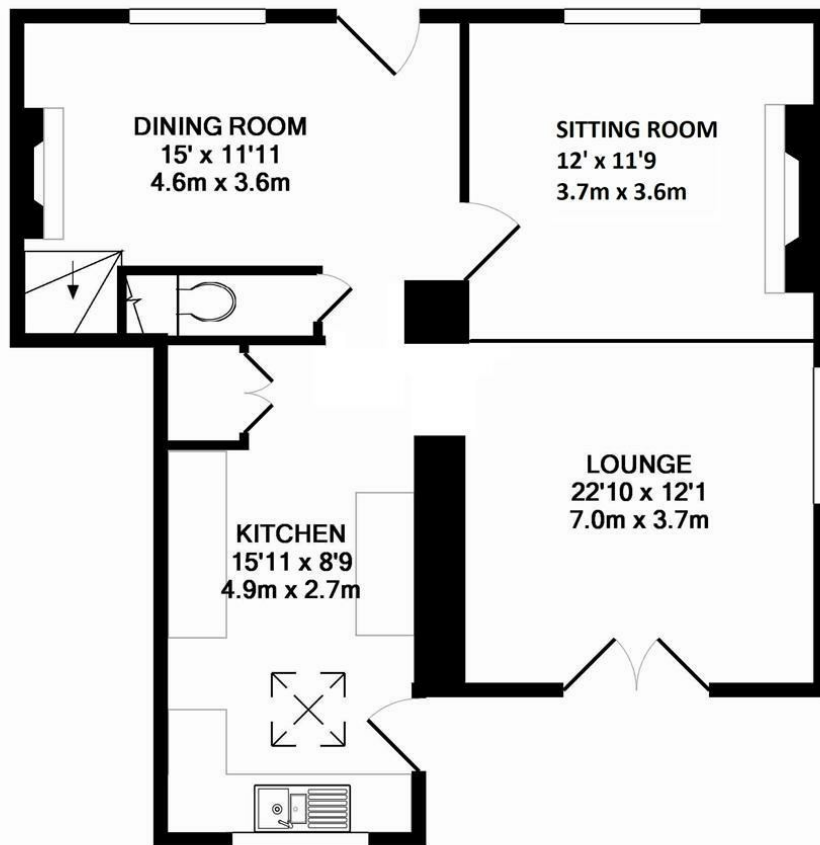
The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

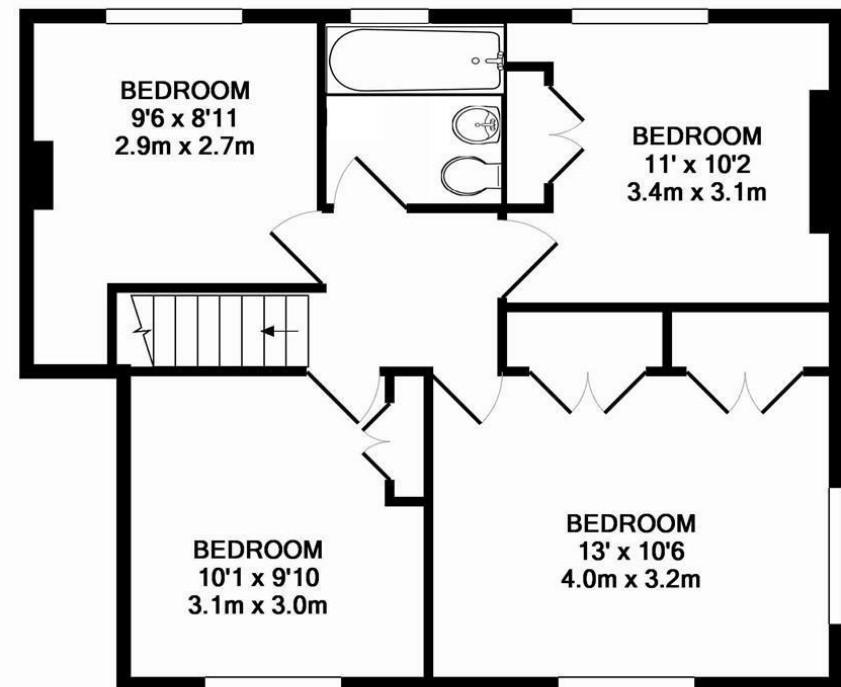
Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

Proceeding along the A390 out of Truro towards St. Austell pass through the village of Tresillian take the first right hand turning towards Probus. Continuing along this road take the next left hand turning signposted to Ladock and then into the slip road on the right hand side which gives access to the hamlet of Truck. The Hollies will be easily located in the centre of the hamlet.



GROUND FLOOR
APPROX. FLOOR



1ST FLOOR
APPROX. FLOOR
AREA 577 SQ.FT.
(53.6 SQ.M.)
TOTAL APPROX. FLOOR AREA 1159 SQ.FT. (107.7 SQ.M.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus A			
81-91 B			
69-80 C			
55-68 D			
43-54 E			
31-42 F			
1-20 G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus A			
81-91 B			
69-80 C			
55-68 D			
43-54 E			
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