



HOLMHURST 2 CREED LANE

GRAMPOUND, TRURO.

TR2 4SD

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin



HOLMHURST 2 CREED

GRAMPOUND TRURO TR2 4SD

CHARACTER COTTAGE SOLD WITH NO CHAIN

Situated close to the centre of the village yet tucked away from the main thoroughfare.

3 bedroom semi detached character cottage is offered for sale for the first time in over 50 years.

With a private and enclosed south facing courtyard garden.

GUIDE PRICE £250,000

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

GENERAL COMMENTS

Holmhurst is a charming semi-detached character cottage believed to date from the late 17th to early 18th century, tucked away along Creed Lane, away from the main thoroughfare. While it adjoins a listed building on Fore Street, it is noteworthy that Holmhurst itself is not listed.

Originally two separate cottages (1 and 2 Creed Lane), the properties were combined in 1983, with a kitchen and bathroom extension added in 1992. This unique history is reflected in the home's intriguing layout and rich character.

Owned by the same family for over 50 years and now offered for sale for the first time since the 1970s, the property showcases many period features typical of its era and of the village, whose origins trace back to Roman times.

The accommodation includes a light and spacious lounge/dining room, a snug, kitchen, and bathroom on the ground floor. Two staircases lead to the first floor, where there are two bedrooms on one side and a third bedroom on the other, reflecting the home's dual-cottage origins. Many of the fixtures and fittings as well as furnishings can be available via separate negotiation.

To the side of the property is a private, enclosed courtyard garden, enjoying a sunny aspect throughout much of the day, offering seclusion and privacy.

Creed Lane leads on to the historic St Crida's Church, a beautiful 12th-century parish church set just a mile south of Grampound in the picturesque hamlet of Creed. The church occupies an elevated position with views over the tranquil, sunlit valley of the River Fal.

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.



LOCAL HISTORY

In the past the little white river, part of the upper reaches of the river Fal which runs under the bridge at the bottom of Fore Street in Grampound, was a deep and busy waterway with a Roman encampment nearby. About 1,600 years ago the Romans built a great bridge here; in Norman times the bridge was called Grand Pont, by which name the village was known and from which its present name has evolved.

The tannery in Grampound has a rich history reflecting its importance in the local economy and community over the centuries. Grampound became known for its tanning industry, which played a significant role in its development. The tanning of leather in Grampound goes back to medieval, perhaps even Roman, times and the large cattle markets supplied the hides. From 1711 the Croggan tannery flourished in Grampound and until quite recently produced high quality leather by the



traditional oak-bark method. Manor Tannery, was owned by the Croggon family from 1711 and continued trading using the traditional oak bark tanning technique until its closure in 2000.

LOUNGE/DINING ROOM

5.4 x 3.23 (17'8" x 10'7")

Steps ascend from the road. A beautiful double fronted room with two fire places, one open and one feature. Under stairs storage, pantry cupboard and electric radiator. Stairs to first floor.

KITCHEN

3.31 x 1.84 (10'10" x 6'0")

Fitted with a basic range of units, with worktop over, sink inset. Space for cooker and washing machine. With window and door to courtyard garden and door to the bathroom.

BATHROOM

1.96 x 1.44 (6'5" x 4'8")

Panelled bath, electric shower over, wash hand basin, w.c. and heated towel rail.

SNUG

3.45 x 2.30 (11'3" x 7'6")

Door to front, stairs to first floor with under stairs cupboard.

FIRST FLOOR

The first floor to the former cottage No.2.

MASTER BEDROOM

3.38 x 3.13 (11'1" x 10'3")

Window to front, wardrobe.

BEDROOM 2

4.38 x 2.16 (14'4" x 7'1")

Window to front.

FIRST FLOOR

The first floor to former No.1.

BEDROOM 3

3.52 x 2.42 (11'6" x 7'11")

Window to front.

OUTSIDE

The property is approached via steps from the road as well as a pedestrian gate to the side opening to the courtyard. The courtyard is enclosed, laid mainly to patio with a useful garden shed for storage. It is extremely private, perfect for sitting out.

SERVICES

Mains water, drainage and electricity.

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.

TENURE

Freehold.

COUNCIL TAX

Band C.

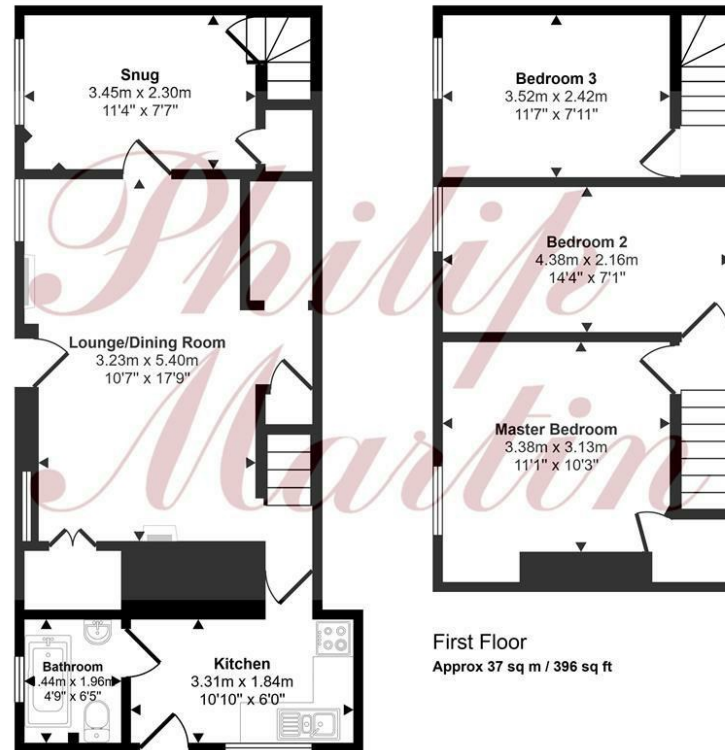
DIRECTIONS

Proceeding from Truro heading towards St. Austell on the A390 bypass the village of Probus and enter the village of Grampound. Proceed into the village and take the right hand turning into Creed Lane opposite the Dolphin Inn public house. The property will be found a short way along this road on the left hand side where a Philip Martin 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.

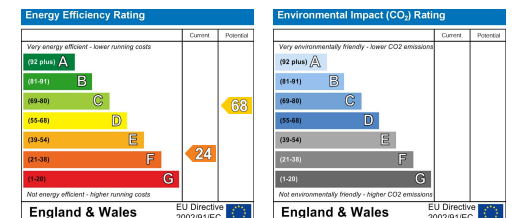
Approx Gross Internal Area
84 sq m / 900 sq ft



First Floor
Approx 37 sq m / 396 sq ft

Ground Floor
Approx 47 sq m / 504 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







PHILIP MARTIN

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

Philip Martin

ESTATE AGENTS • CHARTERED SURVEYORS • VALUERS & AUCTIONEERS

Philip Martin