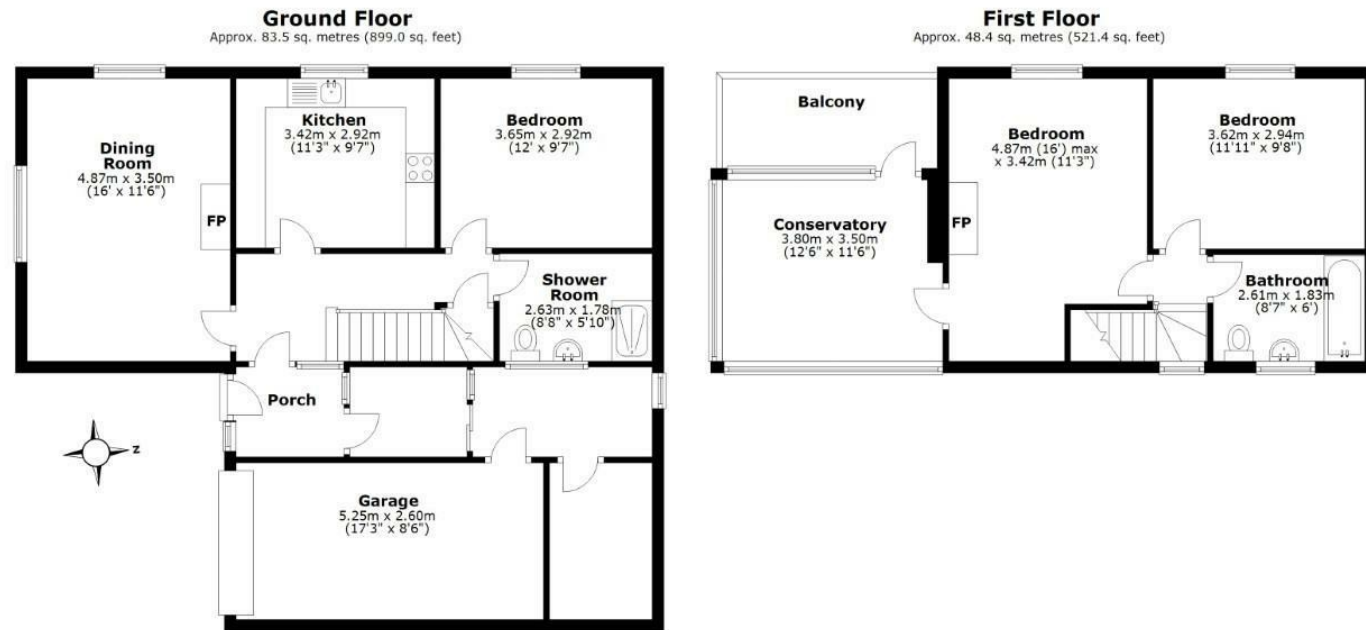


ROSELAND PENINSULA



Total area: approx. 132.0 sq. metres (1420.4 sq. feet)

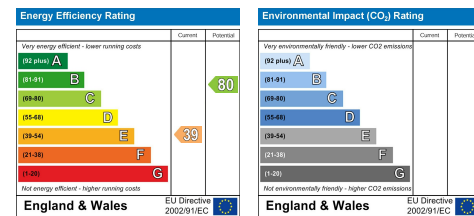
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used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

Valley View, The Square, Gerrans

KEY FEATURES

- Detached House
- Village Centre Location
- Fabulous Country Views
- Very large mature gardens
- An unusual opportunity
- 3 Bedrooms
- Close to the Sea
- In need of refurbishment
- Garage and Parking
- 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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.



VALLEY VIEW, THE SQUARE, PORTSCATHO, TRURO, TR2 5EB
A DETACHED HOUSE FOR REFURBISHMENT TOGETHER WITH A LARGE GARDEN

Tucked away just off the main thoroughfare passing through the village and with unobstructed views over the adjacent countryside. Sitting room, kitchen, cloakroom, dining room/3rd bedroom, 2 first floor bedrooms, bathroom and conservatory. Double glazed but in need of refurbishment.

Adjacent store and single garage. Further store and enclosed courtyard garden. Very large area of garden - now also in need of attention. A rare opportunity and huge potential. Freehold. EPC - E. Council Tax - C.

PRICE GUIDE £675,000

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GENERAL COMMENTS AND LOCATION

This is a rare opportunity to purchase a detached property for renovation and improvement standing within a very large garden in this sought-after geographic location. Valley View is virtually hidden from passers-by and has only a driveway frontage to the main street of Gerrans almost immediately opposite the parish church. Being set on rising ground with the gardens sloping away into the valley the house has fabulous unobstructed views over the adjacent Roseland countryside.

The house is believed to have been built in the 1960's and whilst a substantial building it is now dated and warrants refurbishment and updating and offers scope for extending, subject to consent.

The villages of Gerrans and neighbouring Portscatho between them offer a range of local facilities including a good general store, two public houses, social club, galleries, post office, primary school and doctors surgery. The village is situated approximately five miles from St. Mawes which has a regular foot passenger ferry service to Falmouth.

The city of Truro is approximately sixteen miles by road but there is also a short cut route via the King Harry Ferry. Sailing facilities are available at nearby Percuil, there are a variety of beaches in the area whilst coastal and inland walks abound and most of which are owned and protected by the National Trust.

THE HOUSE

The house is of conventional block construction under a concrete tiled roof. Elevations are mainly cement rendered and windows have replacement double glazing. Heating is supplied by various electric storage radiators.

Unusually the conservatory is at first floor level being built above the sitting/dining room. This was due to the house being originally designed to have the sitting room on the first floor to take advantage of the views but which is now detailed as a bedroom within these particulars.

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

GROUND FLOOR



ENTRANCE HALLWAY

with double glazed entrance door and further double glazed door leading into

HALLWAY

with stairs to the first floor, Airing cupboard with hot water cylinder and electric immersion heater.

SITTING/DINING ROOM

16' x 11'6" (4.88m x 3.51m)
a double aspect room with marble fronted fireplace, slate hearth and recess with small woodburning stove inset. hatchway from kitchen and electric storage heater.

KITCHEN

11'3" x 9'7" (3.43m x 2.92m)
fitted with a range of units comprising base cupboards, wall mounted storage units and work surface area with sink and drainer inset. Plumbing for washing machine and space for electric cooker.

BEDROOM

12' x 9'7" (3.66m x 2.92m)
suitable for use as a separate dining room and with electric storage heater.

SHOWER ROOM

8'8" x 5'10" (2.64m x 1.78m)
with corner shower cubicle, wash hand basin and wc. Electric towel rail and electric storage radiator.

FIRST FLOOR

BEDROOM 1

16' x 11'3" (4.88m x 3.43m)
Originally planned as a sitting room and being a double aspect room with full advantage of the magnificent country views. Focusing to a open fireplace with slate hearth and mantel. Electric storage radiator. Double glazed door to:



CONSERVATORY

12'6" x 11;6" (3.81m x 3.35m;1.83m)
a double glazed room unusually set at first floor level and with fitted benching. Door to BALCONY where there are spectacular views..

BEDROOM 2

11'11" x 9'8" (3.63m x 2.95m)
with fitted shelving.

BATHROOM

8'7" x 6' (2.62m x 1.83m)
with suite comprising bath with shower over, wash hand basin and wc. Electric towel rail.

OUTSIDE

From the entrance hallway there is access through to an INNER LOBBY which in turn leads to a STORE ROOM, adjacent SINGLE GARAGE (17'3" x 8'6") with electric up and over door and a further STORE behind.

A tarmacadam driveway leads into the property from the village street and vehicular access over the initial section is subject to a right of way in favour of the cottages immediately adjacent. Double gates then lead through into Valley View and there is access to the garage and parking space. Alongside there are two greenhouses and access to a LARGE STORE adjoining and integral with the neighbouring property.

To the side of the above there is a pedestrian gate opening into an enclosed WALLED COURTYARD GARDEN with raised beds and a further greenhouse.

THE GARDENS

These are delightful and a unique attribute to a village property of this nature due to the size and variety of planting. Whilst somewhat overgrown and recently neglected they represent a plantsperson's garden with abundant and mature planting of rare and specimen shrubs. Laid out in terraces on a hillside site there are terraces, meandering stone paved pathways which ultimately descend to a

pedestrian gate onto Well Lane. Much of the garden is underplanted with bulbs and perennials and there is also a small ornamental pond and a timber GARDEN SHED. There is enormous privacy.

SERVICES

Mains water, electricity and drainage believed to be connected. NB. The electrical circuit and appliances 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.

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.

DIRECTIONS

Access into the property is immediately opposite the parish church of Gerrans via the double gates immediately adjoining the local estate agents. Applicants are best advised to park in the street and walk down the driveway.

