

4 Manor House
Fore Street

Grampound
TR2 4QW

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin









4 Manor House
Fore Street

Grampound
TR2 4QW

GRADE II LISTED THATCH COTTAGE WITH GARDENS & PARKING

Situated in the heart of the historic village of Grampound.

An exciting opportunity to purchase a character cottage which boasts well proportioned rooms and huge potential.

Off road parking and a rear garden.

No chain and vacant possession.



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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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

General Comments

This charming Grade II listed thatch cottage, located in the heart of the historic village of Grampound, presents an exciting opportunity to acquire a character-filled home. The property features well-proportioned rooms, a rear garden, and off-road parking, offering significant potential to create a superb village home. The property is available with no chain and vacant possession, this delightful cottage is ready for immediate occupancy.

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, to the rear of the Manor House, was owned by the Croggon family from 1711 and continued trading using the traditional oak bark tanning technique until its closure in 2000.



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 with plays and bands. 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):





HALL

RECEPTION ROOM
5.16 x 4.30 (16'11" x 14'1")

SITTING ROOM
5.06 x 2.18 (16'7" x 7'1")

KITCHEN
5.06 x 2.18 (16'7" x 7'1")

REAR HALL

UTILITY

BATHROOM

FIRST FLOOR

BEDROOM 1
4.36 x 4 (14'3" x 13'1")

BEDROOM 2
4.56 x 4.25 (14'11" x 13'11")

BEDROOM 3
4.2 x 2.6 (13'9" x 8'6")

OUTSIDE
The property has parking at the rear as well as a small garden.

SERVICES
Mains electric, drainage and water.

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.

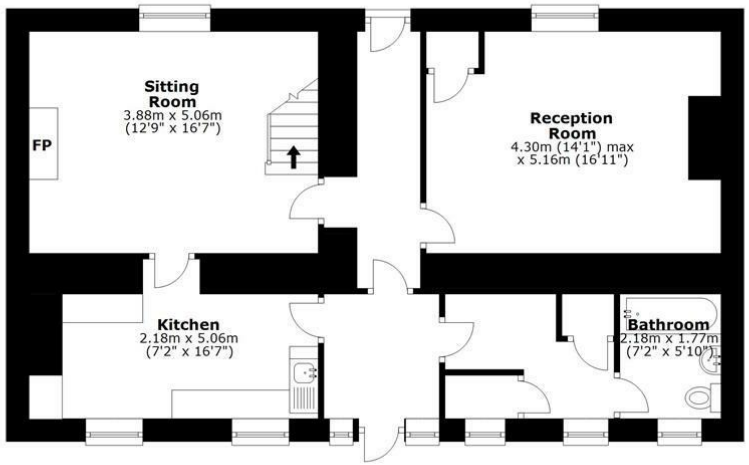
COUNCIL TAX
Band D.

TENURE
freehold.

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.

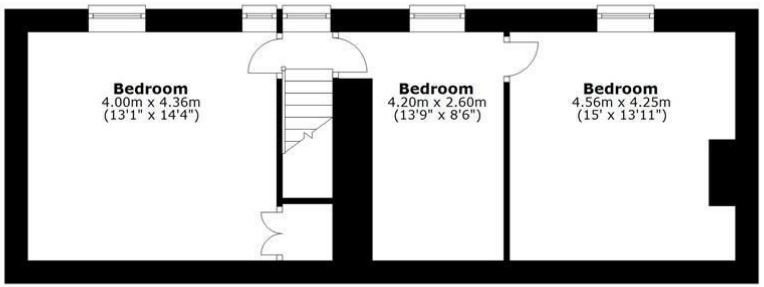
Ground Floor

Approx. 77.3 sq. metres (832.0 sq. feet)



First Floor

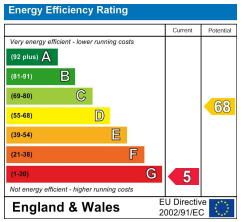
Approx. 53.4 sq. metres (575.2 sq. feet)

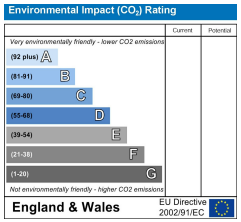


Total area: approx. 130.7 sq. metres (1407.1 sq. feet)

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.

4 Manor House, Grampound





Philip Martin








FOR SALE



Philip Martin
ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS