



BOSVEAN HOUSE,
SCHOOL HILL

SHORTLANEEND
TR4 9DU

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



BOSVEAN HOUSE, SCHOOL HILL, SHORTLANESEND, TR4 9DU

MODERNISED DETACHED HOUSE SOLD WITH NO
CHAIN

This four/five bedroom detached house is situated in a quiet semi rural position on the edge of Shortlanesend.

Completely modernised during the current ownership and beautifully presented; accommodation includes; front porch, open plan kitchen/dining/sitting room, snug/study, cloakroom/utility room, four bedrooms with one en-suite, bathroom and a study.

There is also a one bedroom annexe as well as a well landscaped garden laid to patio and a raised lawn.

Sold with no chain, viewing is essential.

EPC - TBC. Freehold. Council Tax - E.

GUIDE PRICE £489,950

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



Philip Martin

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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

Bosvean House is a four/five bedroom detached house situated in a quiet semi rural position on the edge of Shortlanesend village and approximately two miles from Truro city centre. The dwelling has been completely modernised during the current ownership including new kitchen and bathroom suites, windows and doors with the addition of bi-folding doors onto a patio area and complete redecoration throughout. In all, the accommodation includes; front porch, L shape open plan kitchen/dining/sitting room, snug/study, cloakroom/utility room and en-suite bedroom to the ground floor with three bedrooms, bathroom and a study to the first floor. There is also a one bedroom annexe with kitchenette and shower room providing versatility for a dependent relative, guest space and/or office/studio. Externally there is a rear patio area as well as a raised lawn. Sold with no chain, viewing is essential.

SHORTLANESEND

Shortlanesend is situated just two miles north west of Truro on the B3284 connecting the city with the main A30. The A30 provides easy access to all parts of the county; whilst in Shortlanesend there is a post office/shop, pub, primary school in the village providing facilities for daily needs. The playing field and park are a short distance from the property which has been upgraded recently to provide an excellent space for children. In nearby Truro there is a fine shopping centre and all other attributes of a thriving city and a good selection of private and state schools and main line railway link to London (Paddington).



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

FRONT PORCH

OPEN PLAN KITCHEN/LIVING ROOM 28'10" x 25'11" (8.8m x 7.9m)

A spacious, dual aspect open plan kitchen/ dining/ living space with windows to front and side. There are exposed ceiling beams throughout to provide a character feel yet it has been redecorated and



modernised.

A brand new kitchen suite has been installed with herringbone oak wood flooring and comprises a range of base level units with worktops over. Space for large free standing cooker, and fridge/freezer. Inset sink and drainer unit with integrated dishwasher. There is also a breakfast bar. Into the dining room there is ample space for a table with radiator. The sitting room also enjoys a inset wood burning stove.

BEDROOM ONE

14'1" x 8'10" (4.3m x 2.7m)

A double bedroom on the ground floor with its own access to outside and ensuite shower facilities providing versatility for income, and/or dependant relatives.

INNER HALL

CLOAKROOM/UTILITY ROOM

Comprising low level w.c. and pedestal hand wash basin. Cupboard housing the gas boiler and space and plumbing for both washing machine and tumble dryer. Obscured window to side and radiator.

SNUG

A wonderful additional and versatile space with bi-folding doors opening out onto a private patio. Window to side, and radiator.

FIRST FLOOR

LANDING

Loft access.

BEDROOM TWO

13'5" x 11'1" (4.1m x 3.4m)

BEDROOM THREE

15'1" x 8'10" (4.6m x 2.7m)

BEDROOM FOUR

9'10" x 7'6" (3.0m x 2.3m)

STUDY

7'10" x 5'7" (2.41m x 1.72m)

BATHROOM

Comprising a low level w.c., pedestal wash hand basin, double walk in shower cubicle, and bath. Obscured window to side, extractor fan and heated towel rail.

OUTSIDE

To the front of the property there is a patio area with steps leading up to a raised, level lawn with mature hedged boundaries. At the rear, there is a further patio that enjoys the sunny aspect and is perfect for outdoor dining. There is also an outbuilding and timber shed.

ANNEXE

One bedroom annexe comprising a kitchenette/living room, bedroom and shower room.

SERVICES

Mains water, electricity and drainage. LPG gas central heating.

N.B

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

TENURE

Freehold.

COUNCIL TAX

E.

DIRECTIONS

Proceed into the village of Shortlanesend and just before the mini roundabout turn left into School Lane. Proceed down the hill and the house is located on the right hand side.

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

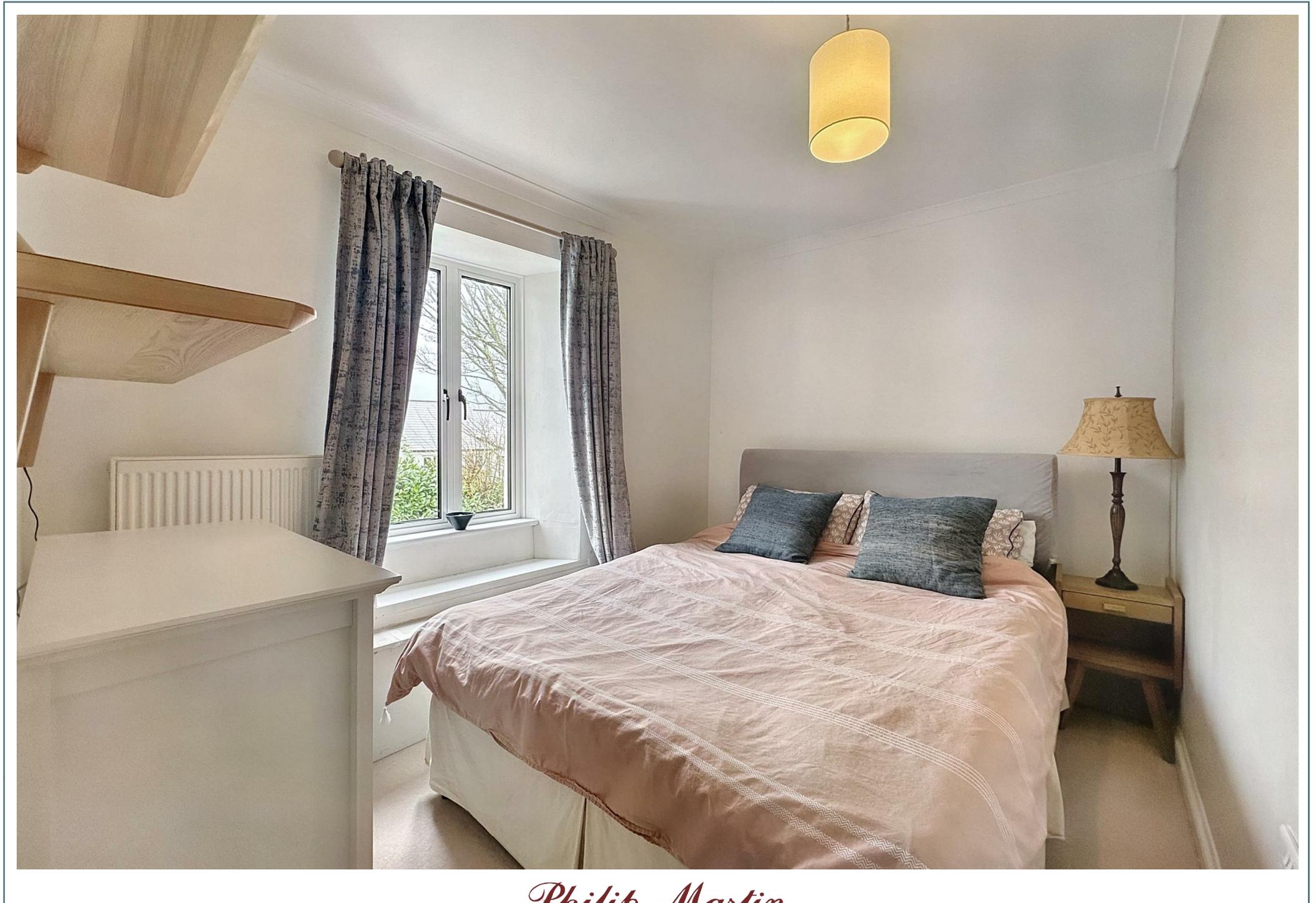
We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.







Philip Martin



Philip Martin



Approx Gross Internal Area
104 sq m / 1985 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