



Grampound

Truro

TR2 4RD

£450,000

- LARGE GARDENS
- REQUIRES MODERINSATION
- RURAL LOCATION
- FOUR BEDROOMS
- CHARACTER HOME
- GARAGE
- OPEN FIRES
- RURAL VIEWS



 **Millerson**
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Tenure - Freehold

Council Tax Band - G

Floor Area - 1506.94 sq ft



4



2



2



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PROPERTY

This is a substantial three/four bedroom house, requiring general modernisation, but offers so much potential with accommodation that briefly comprises, side entrance hall, kitchen, living room, sitting room, utility room bedroom 4/study, shower room, and on the first floor three bedrooms and bathroom and landing area.

Outside there is a large garden of approximately a third of an acre, this has in the past been a beautiful garden with a large variety of shrubs trees and plants backing onto open fields. Garage: Single garage with up and over door and small drive.

LOCATION

This is a truly rural location set in a small hamlet of just few properties and about two miles away from the popular village of Grampond which hosts a range of local facilities including, primary school, public house. The city of Truro is about 9 miles away and the town of St Austell is about 6 miles away, both offering an extensive range of shops, schools, colleges, businesses and both with main line railway stations. There is excellent access to the surrounding road network to the nearby working fishing village of Mevagissey, the picturesque scenery and the renowned Lost Gardens of Heligan and many south coast beaches..

SIDE PORCH

5'7" x 4'0" (1.71 x 1.23)

Upvc front door into porch, tiled floor, built in cupboards, double glazed window to side elevation stable door to:

KITCHEN/BREAKFAST ROOM

14'9" x 8'0" (4.50 x 2.44)

Range of kitchen units, base units, tiled worktops, matching wall units, Night storage heater, one wall to exposed stone, tiled splash back and pine panelled ceiling. Window to side elevation. Stable door to:

LIVING ROOM

25'5" x 13'2" (7.75 x 4.02)

Originally two rooms with now open fireplace to one end with

brick surround and tiled hearth and at the other end a wood burning stove inset to brick surround and hearth beamed ceilings, two double glazed sash windows to front elevation, double glazed stable door to front garden. Wall light points, electric wall mounted heaters, exposed stone walls, central staircase to first floor.

UTILITY ROOM

7'10" x 7'10" (2.39 x 2.38)

Door from Kitchen to this room, small paned window to rear elevation, plumbing and space for washing machines, freezers and or tumble dryer, wall lights and beamed ceiling. Wall mounted cupboard and wall mounted electric heater, tiled floor.

CLOAKROOM

6'5" x 4'7" (1.96 x 1.39)

Deep shower cubicle, tiled floor, low level WC, wall mounted wash basin window to rear.

BEDROOM/STUDY

11'6" x 9'3" (3.50 x 2.83)

Dual aspect with windows to side and rear, wall mounted electric heater, wall lights.

SITTING ROOM

14'1" x 12'5" (4.29 x 3.79)

With almost full height double glazed door and side screens to front garden, window to side, one stone with exposed stone and wall mounted electric heater, wall lights.

LANDING

Double glazed window to front.

BEDROOM 2

13'8" x 10'9" (4.16 x 3.28)

Double glazed window to front elevation, stone window cill, small fire place with wrought Iron grate, exposed stone walls, wall mounted electric heater, built in double wardrobe.



STUDY/ INNER LANDING

6'3" x 6'3" (1.91 x 1.90)

Double glazed window to rear, built in double cloak cupboard, airing cupboard, access to loft space.

MAIN BEDROOM

13'11" x 12'4" (4.25 x 3.77)

Double aspect room with small paned window to front and side with rural views, wall mounted electric heater, range of built in wardrobes, wall lights.

BEDROOM THREE

12'3" x 9'11" (3.73 x 3.01)

Dual aspect side and rear, wall mounted electric heater rural views.

BATHROOM

8'11" x 5'5" (2.72 x 1.64)

Rolled edged bath, bidet, low level WC, pedestal wash basin, double glazed window to front elevation.

OUTSIDE

The gardens are predominantly all to the front, with terrace outside the front of the house, leading to the large gardens, that have been over the past been cared and nurtured, and offer enormous potential, with hedging and lovely rural views.

Parking: Small drive way leading to the single garage. Steps from main garden to lower garden and small woodland area, old vegetable plot.

SERVICES

Services unknown.

Council tax 'G'



Directions To Property

Contact Us

Millerson Estate Agents
 5-6 Market Street
 St Austell
 Cornwall
 PL25 4BB
 E: st.austell@millerson.com
 T: 01726 72289
www.millerson.com

Valuation Request



Ground Floor

First Floor

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

