



MAY WHETTER & GROSE

**3 MOOR VIEW FORE STREET, GRAMPOUND, TR2 4RT  
GUIDE PRICE £265,000**



**\*\* VIDEO TOUR AVAILABLE UPON REQUEST \*\***

A SIMPLY DELIGHTFUL END OF TERRACE GRADE II LISTED TWO DOUBLE BEDROOM COTTAGE WITH BENEFITS INCLUDING TWO RECEPTION ROOMS, A BEAUTIFULLY AND WELL KEPT REAR GARDEN COMPLETE WITH OFF ROAD PARKING. THERE IS ALSO MAINS GAS FIRED CENTRAL HEATING COURTESY OF A RECENTLY INSTALLED (TWELVE MONTHS AGO) BOILER. THE PROPERTY IS LOCATED CLOSE TO AMENITIES AND ON THE MAIN BUS ROUTE WITH VILLAGE HALL, COMMUNITY HALL, CAFE, PUBLIC HOUSE, PRIMARY SCHOOL, CHURCH, PLAYPARK AND FURNITURE STORE IN CLOSE PROXIMITY. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS EXTREMELY WELL POSITIONED PROPERTY WITHIN CLOSE PROXIMITY OF ST AUSTELL AND TRURO OFFERING GREAT TRANSPORT LINKS. PLEASE SEE AGENTS NOTES.  
EPC - D



Located in the historic village of Grampound, which lies in the beautiful valley of the River Fal. It was settled in prehistoric times and in the early medieval period the parish of Creed. Grampound grew after the Norman conquest as the main crossing place on the Fal, a focus for travellers and traders moving between west Cornwall and England. Grampound became one of the important towns in medieval Cornwall with a rich and vibrant history. Situated between the Cathedral city of Truro and newly regenerated town of St Austell. The nearby Roseland Peninsular and coastal area of St Mawes are within a short drive.

### Directions

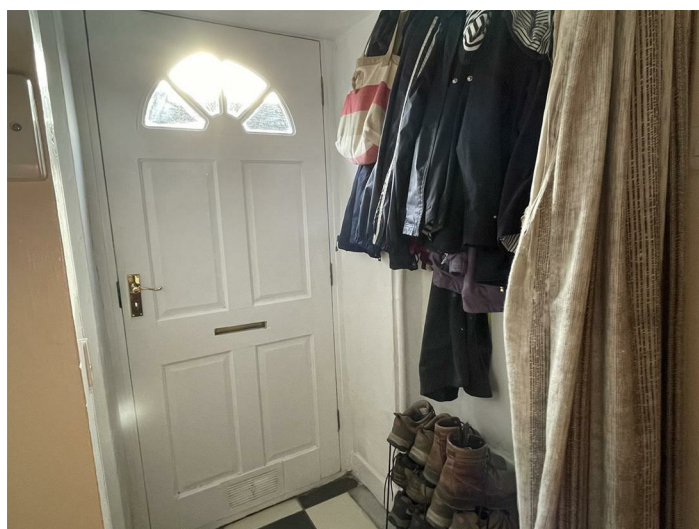
Upon entering Grampound from St Austell, travelling towards Truro, proceed down the hill, passing the church on your right hand side. The property is located on the right hand side, just before the turning on to Mill Lane.

### The Accommodation

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

### Entrance

3'10" x 3'7" (1.19 x 1.10)



Hard wood door with upper single glazed detailing allows external access into entrance. With tiled flooring. High level mains enclosed fuse box. Exposed ceiling beams. High level single glazed stippled glass window providing natural light. Curtain pulls back to allow access to lounge.

### Lounge

13'2" x 13'8" (4.02 x 4.19)



Wood single glazed sash window to front elevation complete with deep wooden sill lending itself well to a window seat. Door through to dining room. Original inbuilt storage recess with original glass fronted doors and open storage below. Carpeted flooring. Exposed ceiling beams. Textured ceiling. Radiator. Electric focal fire. Open back stairs to first floor.



## Dining Room

12'8" x 9'8" (3.87 x 2.96)



A useful second reception room. Wood frame single glazed window to rear elevation again with deep wooden sill lending itself well to a window seat. Carpeted flooring. Exposed Ceiling Beams. Textured ceiling. BT Open Reach Telephone Point. Opening through to kitchen. Radiator. Twin doors open to provide access to the property's boiler cupboard. Agents Note: The Baxi Boiler was installed in 2022 with further storage facilities inbuilt below. If desired, this room would be large enough to convert to a kitchen/diner, leaving the current kitchen to be a useful utility room

## Kitchen

7'8" x 6'6" (2.34 x 1.99)



Wood frame single glazed window to side elevation and wood frame door with upper fitted single glazing to rear elevation allowing access to the well stocked rear garden. Updated white kitchen benefitting from matching wall and base kitchen units, slimline work surface with stainless steel sink with matching drainer board and central mixer tap. Space for electric cooker, washing machine and upright fridge/freezer. Tiled walls to water sensitive areas. Agents Note: Some of the power points in the kitchen benefit from USB charging points. Wood effect vinyl flooring. Fitted extractor fan.

### Landing

12'3" x 5'11" - maximum including stairs (3.74 x 1.81 - maximum including stairs )



Doors off to double bedrooms, one, two and family bathroom. Twin doors open to provide access to the air cupboard housing the hot water tank with further slatted storage facilities inbuilt. Carpeted Flooring.

### Bedroom One

14'2" x 13'6" - maximum including fitted storage (4.32m x 4.11m - maximum including fitted storage )



A very spacious principal bedroom with wood frame single glazed sash window to front elevation. Carpeted flooring. Large radiator. Looking to the front to the right hand side twin curtains open to provide access through to a generous inbuilt storage recess.



### Bedroom Two

9'11" x 8'11" (3.04 x 2.72)



With wood frame single glazed sash window to rear elevation overlooking the extremely well stocked and much loved rear garden. Carpeted flooring. Radiator. Loft access hatch. A further double bedroom.



### Bathroom

7'2" x 5'11" - maximum (2.20 x 1.82 - maximum)



With wood frame double glazed window to rear elevation with obscured glazing. Updated matching three piece white bathroom suite comprising Low Level Flush WC with dual flush technology, ceramic hand wash basin with classic style mixer tap set on vanity storage unit offering additional storage options below. Panel enclosed bath with central mixer tap

complete with fitted shower attachment. Tiled walls to water sensitive areas. Radiator. Wood effect vinyl flooring.

## Outside

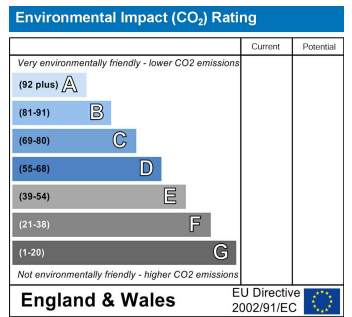
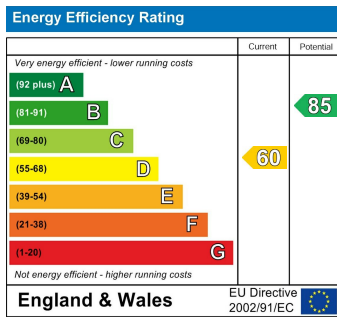
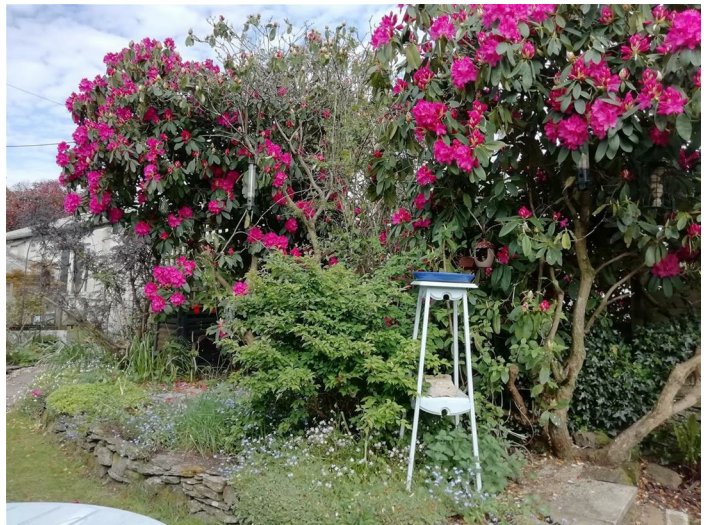
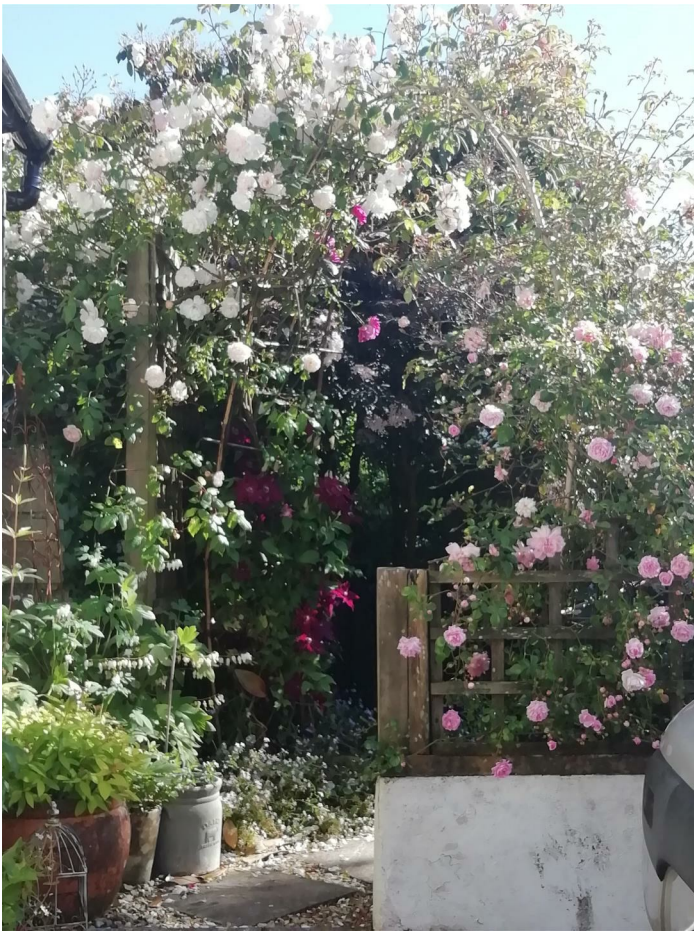


To the rear and accessed directly off the kitchen there is a useful courtyard area laid to hardstanding complete with washing line. This area is well enclosed with high level stone wall to the right hand side. To the rear of the hardstanding area is an elevated planting bed well stocked with evergreen planting and shrubbery. A shared walkway leads up to provide rear access and also this property's elevated garden. Located on the right hand side of the walkway an initial productive planting bed complete with pebbled walkway leads to an additional area of lawn with established planting bed to the right and rear corner. This area is well enclosed with rendered block wall to the left and rear. Two steps then lead up to a further area of lawn again well enclosed with rendered wall to the front left and rear elevations with continuation of the stone wall to the right, again this area is laid to lawn and well stocked with an array of plants and shrubbery via elevated planting beds to the left and right. A paved walkway then provides access to the parking area for the property, laid to hardstanding and accessed directly off Mill Lane.



Agents Note : The mid terrace property has access over this driveway. Agents Note: We understand satellite dishes are not permitted at the front of the building. Agents Note: There is no solid boundary between the courtyard of this property and that of the mid-terrace property but the boundary can be easily defined with the change of line of the hardstanding area. If preferred it would be relatively easy to erect a solid boundary wall/fence and create new steps to the elevated area, thereby creating a more private and enclosed garden.

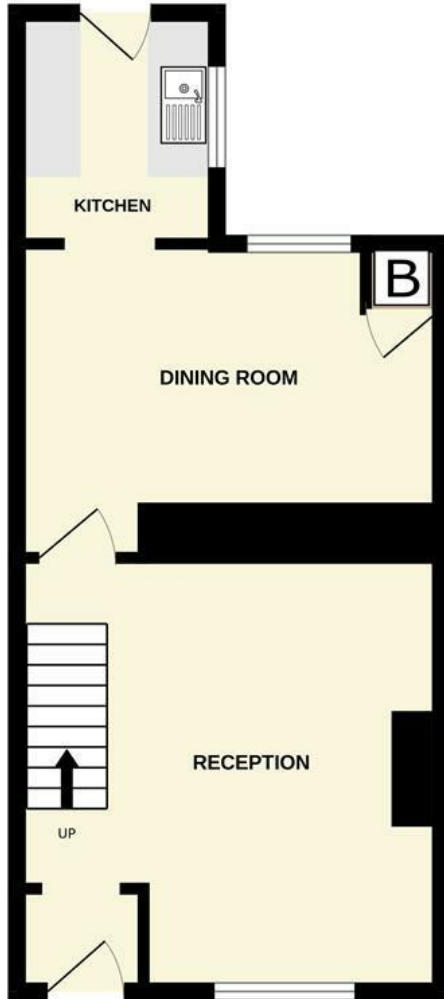




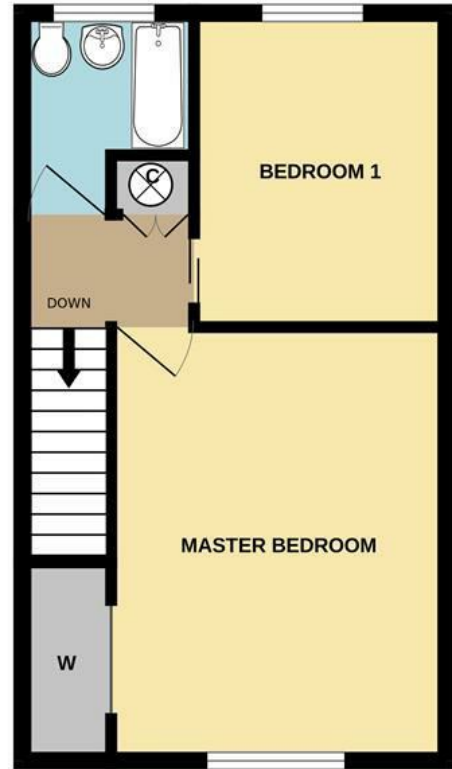




GROUND FLOOR



1ST FLOOR



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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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