



ROHRS & ROWE

Glebe House  
Wagg Lane  
Probus  
Truro  
TR2 4JX

- Grade II listed Victorian former rectory
- Stunning original features
- Dual aspect sitting room with lovely fireplace
- Drawing room overlooking courtyard garden
- Impressive dining room overlooking garden
- Magnificent kitchen with vaulted ceiling
- Generous master bedroom with en suite
- Three further en suite bedrooms
- Bedroom 5 en suite / staff accommodation
- Wine cellar
- Utility and workshop
- Garden outbuilding
- EPC D
- Council Tax Band G



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A light blue Victorian former rectory with a white door and windows, set in a green lawn with a large stone church tower in the background. The house features a gabled roof with a central chimney and decorative elements like a trefoil window above the door and a small tree in front. The church tower behind it is tall and ornate with multiple spires.

**A GORGEOUS GRADE II LISTED VICTORIAN FORMER RECTORY, OFFERING SPACIOUS ACCOMMODATION THROUGHOUT AND A STYLISH MIX OF ORIGINAL FEATURES WITH A MODERN TWIST, ALL SET IN BEAUTIFUL PRIVATE GROUNDS OF ABOUT AN ACRE**

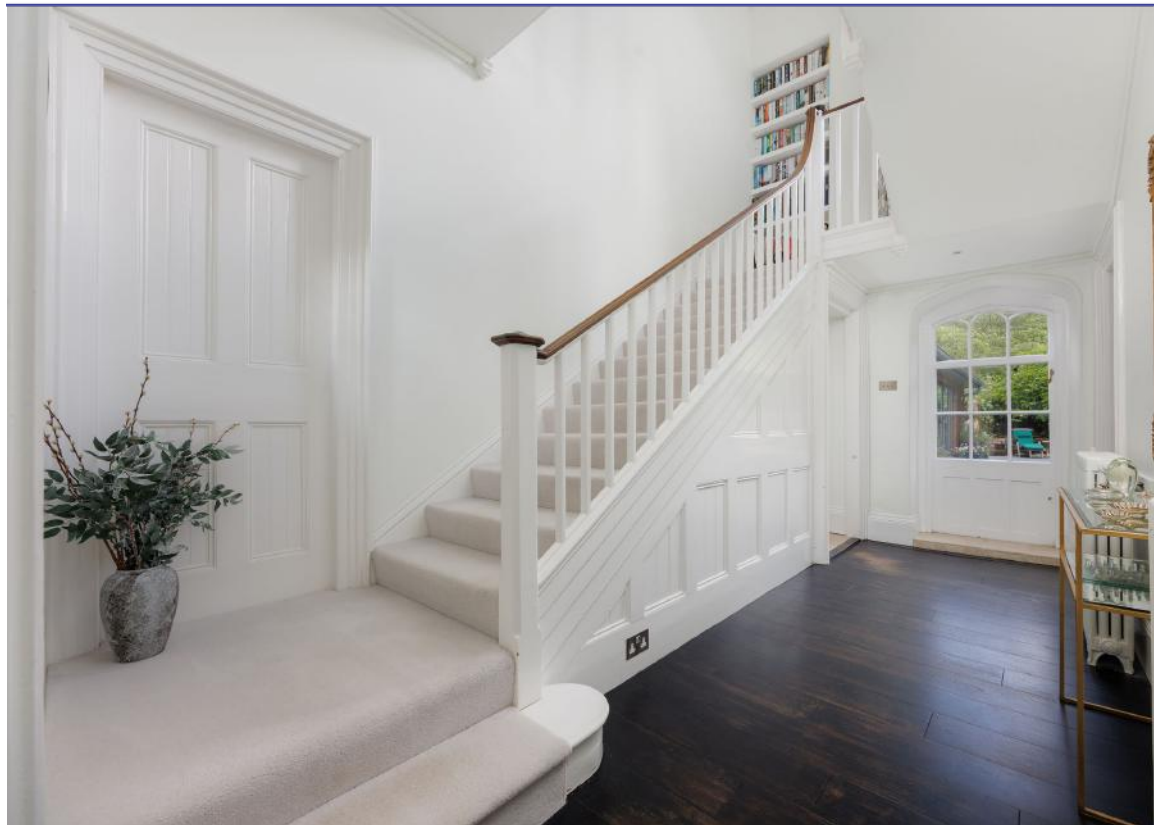




#### PROPERTY

Glebe House is a stunning residence nestled on the edge of the pretty village of Probus, located within easy access of the Roseland Peninsula and all the facilities of the city of Truro. This gorgeous Victorian property has great charm throughout, with lovely period features and stunning fireplaces. The entrance hallway is impressive and leads to the main reception areas. The sitting room has a wonderful dual aspect, showcasing the beautiful grounds to the front and the enclosed courtyard to the rear. The drawing room is a very relaxing space, with a lovely outlook onto the courtyard and easy access to the kitchen area. A little further along the hallway is the gorgeous dining room; with yet another stunning fireplace and a view over the garden. Continuing on, there is a snug that is currently used as an office, and then the magnificent kitchen. This modern extension is bound to draw a "wow" from guests, with its high vaulted ceiling, beautifully finished units, and a huge central island. The space opens out to the courtyard and garden, which are great sun traps and provide ideal spaces to entertain. To the other side of the kitchen is Bedroom 5, perfectly suited for a teenager wanting some privacy, or a staff member. The main bedroom accommodation is on the upper floor with a beautiful spacious master suite and three further bedrooms, all en suite, along with a separate dressing room.

Outside, electric gates provide access to the private grounds, with a driveway running across to the parking area with a broad lawn beyond. Below is a lower garden area and a garden store. The courtyard to the rear of the house is just lovely, with a vast amount of beautiful plants and shrubs, a wisteria-covered pergola, and ample space for barbecues. Steps lead up to the upper garden, which is beautifully landscaped with the stunning church spire as a backdrop.







**TRURO**



**PORTSCATHO**



**ST. MAWES**



**MYLOR YACHT HARBOUR**

**LOCATION**

Probus is a pretty village with a good range of local facilities, including a well-regarded doctor's surgery. The location is great as it offers easy access to the Roseland Peninsula with all its beautiful beaches, as well as St Mawes for sailing and fine dining. The north coast is also within easy reach, offering surfing at Newquay or the foodie attractions of Padstow and Rock, as well as golfing at Trevoze or St Enodoc. Truro is also within easy reach, offering county-leading schools and a wonderful selection of shopping and business facilities. Mylor Harbour provides wonderful sailing options.

**DISTANCES**

Truro: 7 Miles • St Mawes: 14 Miles • Pendower Beach: 9 Miles • Portscatho: 11 Miles • Newquay Airport: 15 Miles • Padstow: 21 Miles • Mylor Harbour: 16 Miles • Perranporth Beach: 13 Miles



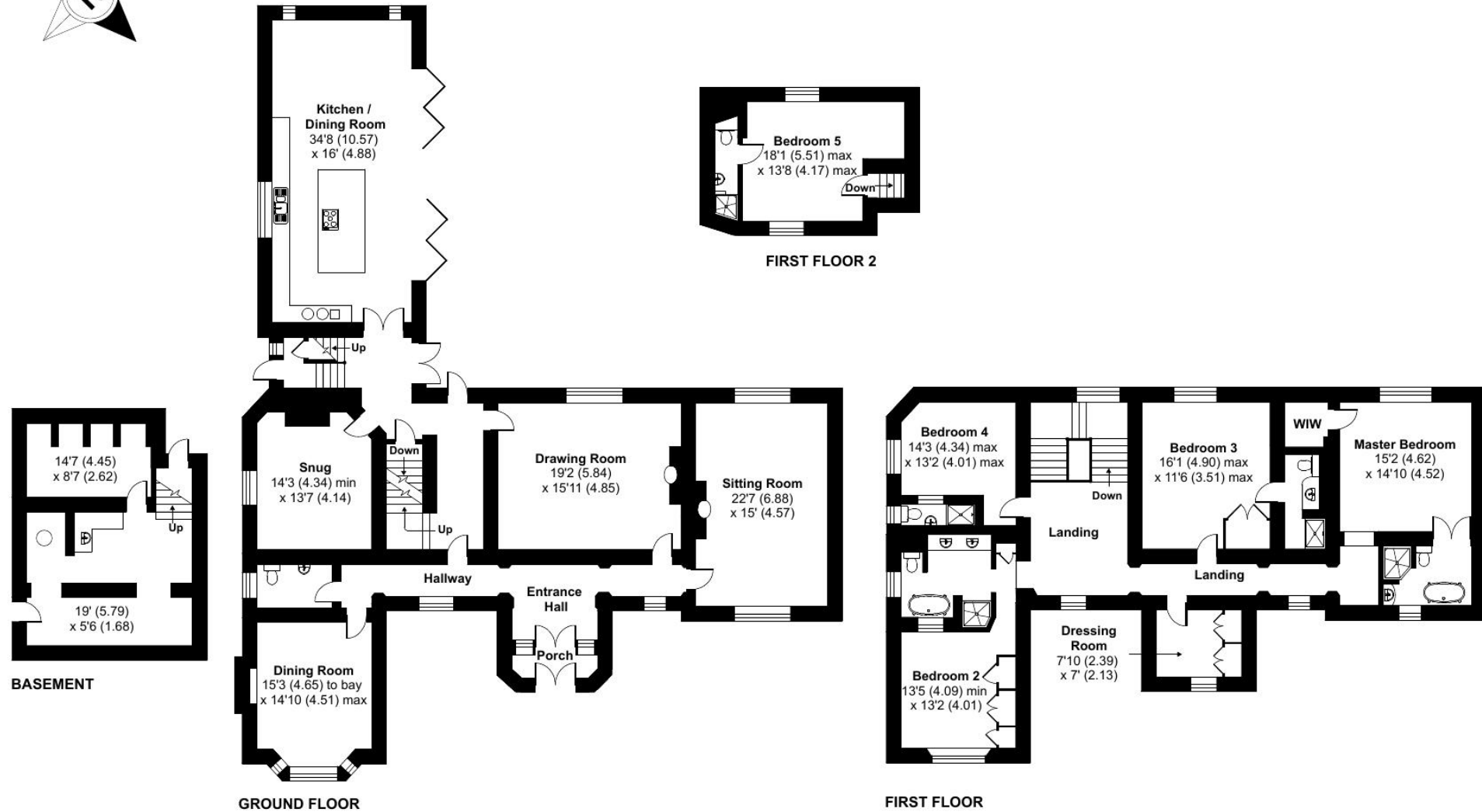




# Glebe House, Wagg Lane, Probus, Truro, TR2 4JX

Approximate Area = 5029 sq ft / 467.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Rohrs and Rowe. REF: 1150746



**Services:** Mains water, electricity, gas and drainage.

**Directions:** What3words: [///jazy.domain.honestly](https://www.what3words.com/#!/jazy.domain.honestly)

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