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**Fore Street,  
Grampound, Truro**

**£190,000  
Freehold**





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## **Property Introduction**

Woodbine Villa is a spacious end terrace Grade II listed property located in the desirable village of Grampound.

The property offers generous accommodation throughout however, a great deal of refurbishment and building works are required to bring it back to its former glory. In brief, the current accommodation comprises of a good size lounge with fireplace, dining room, breakfast room and kitchen whilst to the first floor are four bedrooms and a family bathroom. There is also additional sauna and shower room on the ground floor, although access currently to this area is restricted.

Externally to the rear is a good size garden although overgrown it could be returned to a pretty and private enclosed space to enjoy. The property would be considered an ideal opportunity for those seeking a project to create their own style and finish within the Grade II listing conditions.

## **Location**

Grampound is a popular village with a strong community spirit and is located approximately ten miles from the cathedral city of Truro. Within the village can be found a Public House, Church, School, Surgery and the community run village shop.

Truro offers a good range of retail outlets with the more recognised chains sat aside independent traders. Its attractive cobbled streets and Georgian architecture make it very popular for tourists to explore and visit and the three spired cathedral, parks and Hall for Cornwall. For those interested in water sports the south coast is very popular with the north being famed for its excellent surfing beaches and breathtaking clifftop walks.

## **ACCOMMODATION COMPRIMES**

Entrance door opening to:-

## **ENTRANCE HALLWAY**

Slate flagstones. Electric meters. Access to:-

## **LOUNGE 19' 11" x 13' 4" (6.07m x 4.06m)**

Two windows to the front elevation with window seats. Open fireplace with attractive surround and night storage heater.

## DINING ROOM 13' 11" x 10' 7" (4.24m x 3.22m)

Window to front elevation with window seat, open fireplace and surround with mantel. Night storage heater. Built-in cupboard. Archway giving access to:-

## BREAKFAST ROOM 11' 9" x 8' 4" (3.58m x 2.54m)

Two windows to side elevation. Beamed ceiling and doorway giving access to:-

## KITCHEN 13' 1" x 12' 9" (3.98m x 3.88m)

Window to side elevation. Beamed ceiling.

## INNER HALLWAY

Doorway to entrance hall and doorway access an area of the property which is difficult to see (this accommodates a sauna and shower).

## FIRST FLOOR LANDING

Half turn staircase with window to rear elevation. Night storage heater. Access to:-

## BEDROOM ONE 14' 0" x 11' 10" (4.26m x 3.60m)

Window to front elevation.

## BEDROOM TWO 12' 8" x 10' 8" (3.86m x 3.25m)

Window to front elevation.

## BEDROOM THREE 17' 10" x 11' 8" (5.43m x 3.55m)

Windows to front and side elevations.

## INNER LANDING

Access to-

## BEDROOM FOUR 10' 5" x 7' 10" (3.17m x 2.39m)

Window to side elevation. Access to loft and built-in storage cupboard.

## BATHROOM

Window to side elevations, bath, wash hand basin and WC. Built-in louvre door storage cupboard with water tank plus further cupboard with plumbing for automatic washing machine.

## EXTERNALLY

Immediately to the rear of the property is a generous area of garden. Although currently overgrown, this could create a delightful enclosed area to enjoy.

## SERVICES

Mains water, mains drainage and mains electric.

## AGENT'S NOTE

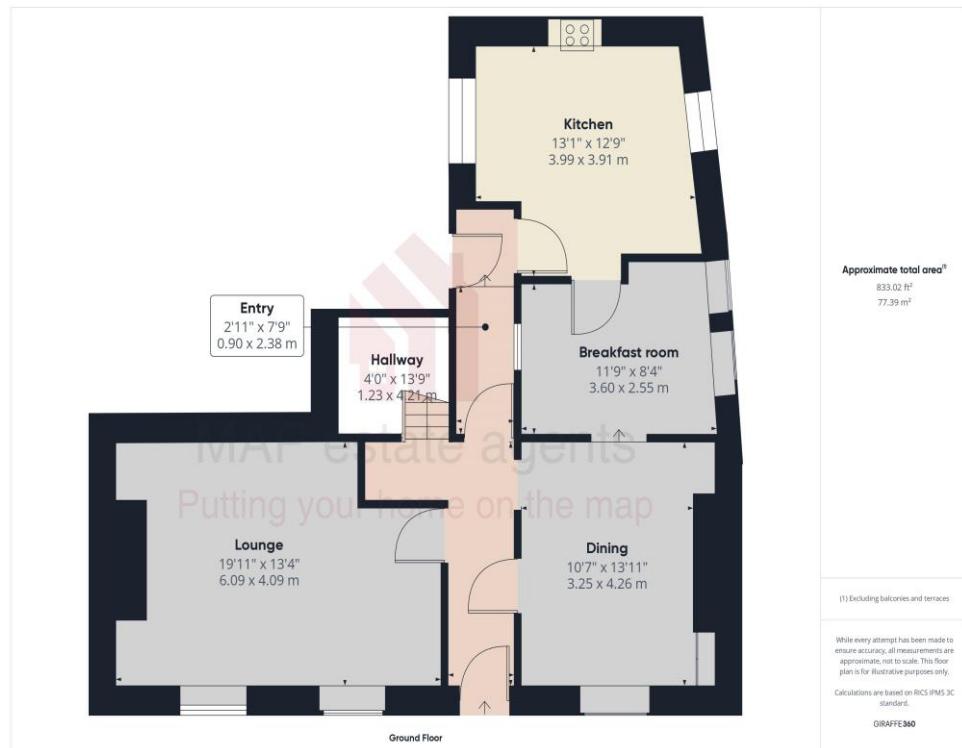
The Council Tax band for the property is band 'D'.

## DIRECTIONS

Proceeding from Truro heading into Grampound on the A390, the property is located on the left hand side just past Grampound Town hall with the clock tower and a MAP For Sale board has been erected for identification purposes. If using What3words:- recruiter.sofas.searched



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D		
39-54	E		
21-38	F	30   F	
1-20	G		



## MAP's top reasons to view this home

- A substantial end terrace property
- Generous accommodation
- Requiring extensive refurbishment and works
- Grade II listed
- Lounge plus separate dining room
- Breakfast room
- Four bedrooms
- Enclosed rear garden
- Ideal position for access to Truro and St Austell
- Village location



01209 243333 (Redruth & Camborne)  
01736 322200 (St Ives & Hayle)  
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
01326 702333 (Falmouth & Penryn)  
01872 672250 (Truro)

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