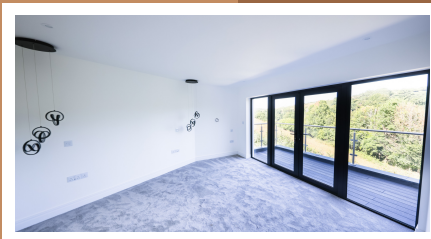
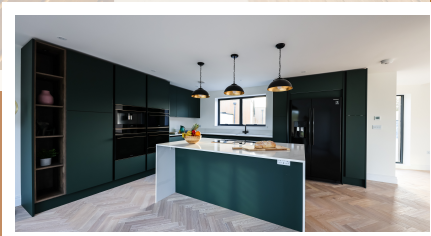




PROPERTY FOR SALE

EXCLUSIVE  
FAMILY  
RESIDENCE

FOR  
SALE



### ABOUT THE PROPERTY

The Old Coal Yard is found away from the main road but within a 2 minute stroll of the village of Grampound affording it both convenience and quiet seclusion. A quiet, gated community of 5 detached, individually designed, luxurious houses set in fabulous rolling countryside with easy access to all of Cornwall's great attractions.

### PROPERTY DETAIL



5 BEDROOMS



4 BATHROOMS



CAR GARAGES

GET IN TOUCH

+01872 392150

www.morcornwall.com

Newham Road,  
Truro,  
Cornwall  
TR1 2XW



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## KEY FACTS

- Quiet, and privately gated community.
- 245 SqM house
- 130 SqM of Garden/Terrace/Balcony space and
- Spectacular views along the Fal Valley.
- Built to exacting standards with Cornwall's finest finishes designed and supplied by Mor Interiors of Truro.
- 5 large double-bedrooms
- 3 en-suites, 1 main bathroom, plus a further WC.
- Master bedroom with large dressing room/area and luxury bathroom including double basin, Dansani furniture, Waters freestanding bath
- Modern handleless kitchen with Smeg's top of the range appliances including a steam oven and integrated coffee machine.

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### KEY FACTS

- Quartz marble worktops, Quooker instant boiling water,
- Samsung American fridge freezer
- Underfloor heating throughout powered by latest spec Vaillant Air-source heating plus whole-house heat recovery system to provide an environmentally efficient and friendly home for now and the future.
- Elite Ted Todd hardwood floors throughout communal areas with a herringbone pattern in the open plan living spaces.
- Hand-built oak stairs.
- Large garage with space for bikes tools etc.
- 3 additional designated parking spaces.
- Utility and downstairs WC.
- Beautiful internal doors add refined detail that provides a stylish contrast to the light and bright wood and carpet floorings.