



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



4 BEDROOMS



5 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.
- 200 SqM house
- 95 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.
- 4 large double-bedrooms
- 4 large double-bedrooms, all with en-suite bathrooms (1 is 'Jack and Jill' with 2 entrances to provide for main bathroom/wc facilities)
- Master bedroom with beautiful views leading to a private covered balcony. There is a connected dressing room/area to ensure your bedroom is free from clutter

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KEY FACTS

- Quartz worktops, Quooker instant boiling water and integrated fridge freezer for the cleanest of looks. Standing behind the island and looking out from the kitchen provides magnificent views of your sunny terrace, the tree tops, the hillsides beyond and thus feels very connected to the natural world.
- 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.

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