



The Anchorage, Top Hill, Grampound Road, Truro, TR2 4TP  
OIEO £295,000



**JAMES CANE**  
THE TRURO ESTATE AGENT



# Key Features

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- Detached extended bungalow
- Well-proportioned accommodation
- Three double bedrooms, shower room
- Kitchen/diner, utility, spacious living room
- Single garage, car port & driveway parking
- Garden with countryside views & workshop
- No onward chain
- Video tour available





*A three bedroom detached bungalow located in the popular village of Grampound Road 7 miles from Truro. Well-proportioned substantially extended accommodation, lovely garden with countryside views, driveway parking, single garage and car port. Available with no onward chain.*



# The Property

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This detached bungalow has been substantially extended to provide a spacious well-proportioned home filled with natural light. Three double bedroom, two reception room accommodation measuring just over 1,500 sq ft in total complete with shower room and separate utility as well as a lovely garden, workshop, single garage, car port and driveway parking.

Using the more 'regular' entrance to the property off the driveway you enter a very useful porch with space for coat and shoe storage. A further door opens into the first reception room – an open plan fully fitted kitchen and dining room complete with a great sized separate utility room. Turning right you enter the spacious living room with large window overlooking the garden and countryside views in the distance. An inner hallway then provides access to two good sized double bedrooms and shower room as well as the original front door and small porch. To the rear of the property accessed off the dining space is a multi-purpose room providing a third double bedroom, study or perhaps a hobby room.

Outside an initial shared driveway opens to a private parking area for two vehicles with a further single garage and additional car port. The majority of the garden is at the front of the property and is a lovely level lawn enclosed with established planting and enjoying the far reaching countryside views. A rear raised patio provides access to an incredibly useful workshop outbuilding with power and light.

The Anchorage was a much loved home for many years and it is easy to see why. This purchase opportunity is now available with no onward chain and highly recommended.



# The Location

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Located on Top Hill this is an elevated position near the centre of Grampound Road, a popular village and justifiably so. This location blends rural living surrounded by beautiful countryside, whilst having great local amenities and being only being a 7 mile (15 minute drive) from the city of Truro. There are good transport links with buses heading in and out of the centre of the village on a regular basis. You are well catered for here with a village store, post office, village hall, well renowned cricket club, nursery and a highly regarded primary school with a good choice of secondary schooling close by as well. To the South you can be on the stunning Roseland Heritage Coast in around 10 minutes enjoying St Mawes, Portscatho and Carne Beach to name a few. Driving North you can be on the A30 very easily within around 10 minutes as well.

Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned schools are in abundance and there is a main line railway link to London (Paddington) within 5 hours. Draws such as the newly renovated Hall for Cornwall, historic Truro Cathedral and Royal Cornwall Museum are on one's doorstep with regular city events taking place throughout the year such as Truro Food Festival, City of Lights and famous Christmas markets.







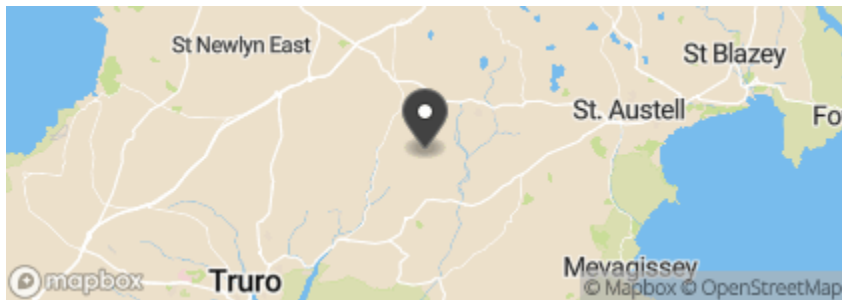


# Property Information

Tenure: Freehold  
Council Authority: Cornwall  
Council Tax Band: C  
Services: Mains water, drainage, electric and gas are all connected.  
Mobile Signal: Likely (all networks)  
Broadband: Superfast available. Max Download 80Mbps. Max Upload 20Mbps.

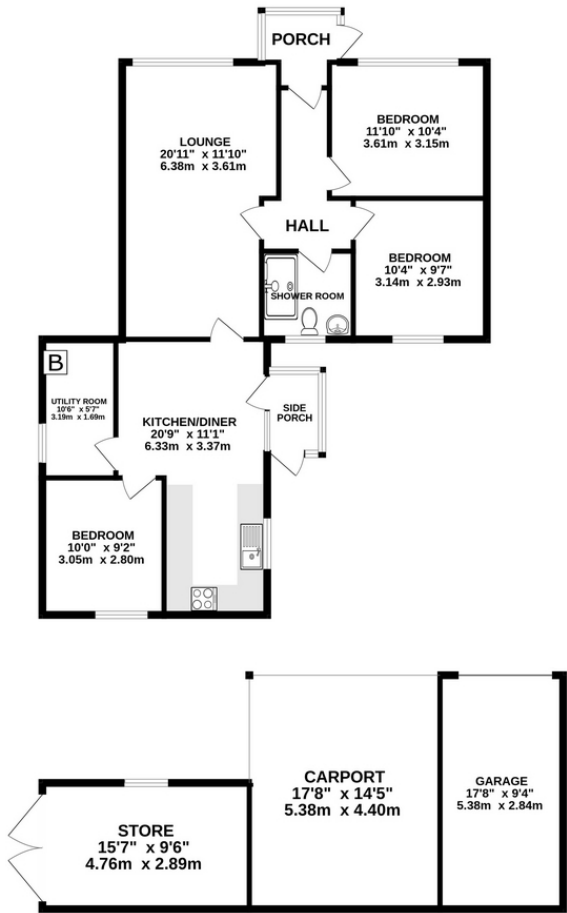
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) A		84
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.

GROUND FLOOR  
1545 sq.ft. (143.5 sq.m.) approx.



TOTAL FLOOR AREA: 1545 sq.ft. (143.5 sq.m.) approx.  
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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