



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9601

Offers in excess of £495,000

Vine House,
The Square, Grampound Road, Truro, Cornwall, TR2 4DT

FREEHOLD



An exceedingly attractive, double fronted, 5 bedroomed village home with driveway parking, profusely stocked private enclosed rear garden, plus two storey barn which, subject to necessary consents, could be converted to further accommodation. Now in need of updating and modernisation but offering spacious and versatile accommodation located in the heart of this ever popular village, within easy reach of Truro, St Austell and both the north and south coasts.



SUMMARY OF ACCOMMODATION – In all about, 1,783sq.ft.

Ground Floor Covered porch opening to inner hall, dining room, snug/study, large sitting room, conservatory, kitchen, ground floor wc.

First Floor Large light landing, 5 bedrooms, 4 of which are doubles, 2 family bath/shower rooms.

Outside Brick paved driveway with parking for up to 3 vehicles to the front. To the rear covered wood store, enclosed lower courtyard with doors into ground floor of the attached two storey barn currently used as a workshop, a top floor accessed from the beautiful and profusely stocked private rear garden, numerous seating areas and a good sized area of lawn.

**DESCRIPTION**

Located in the centre of Grampound Road, a popular commuter village ideal for Truro, St Austell and within easy reach of the A30 expressway.

Vine House is an attractive, double fronted family home set in the centre of Grampound Road. The accommodation which is spacious and highly versatile comprises an entrance hall, which has a door leading to the dining room and semi open-plan sitting room and snug. The sitting room has many period features as well as a log burner.

To the rear of the property is a large conservatory which opens to the garden as well as the kitchen and the ground floor wc.

On the first floor are five bedrooms and two family bath/shower rooms as well as a useful large landing which could be used as a study.

To the rear of the property is an attached two storey barn currently configured as a workshop and utility room on the ground floor with the first floor accessed from the rear garden as a large studio room. This barn could be converted into further accommodation, subject to the necessary consents.

Externally to the front is driveway parking for 2-3 vehicles. To the rear is a well stocked private garden including a lower courtyard with access to the ground floor of the barn, plus covered woodstore, and sitting out area. Steps rise from this courtyard to a mostly lawned private garden with numerous seating areas and a gate leading out on to Fore Street.

In all, a fantastic family home in a thriving village location, with superb scope for improvement, therefore a viewing is wholeheartedly recommended by the vendor's sole agent.



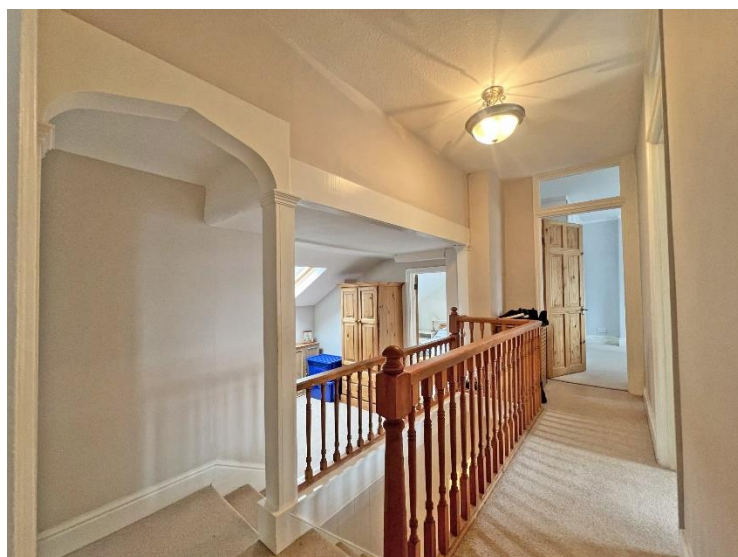


LOCATION

Vine House lies within the heart of the conveniently located village of Grampound Road which itself is surrounded by open rural farmland and woodland.

The property is in a tucked away position within the village, just a short walk from all local village amenities including a general store and post office. The village has a warm friendly community and benefits from a village hall and highly popular and well renowned cricket club which is just a short walk away. There is a well regarded village school and for secondary schooling there is the Roseland Community College some 3 miles distant.

Truro city centre lies 8 miles away to the south and west providing an extremely wide range of shopping facilities and shops, family traders and large department and national stores. There is also a wide range of commercial and leisure facilities, including golf courses, a leisure centre, cinema and Hall for Cornwall which regularly hosts international theatre productions, live bands and other entertainments. Truro has a mainline railway station providing a direct link to London Paddington, with approximate travel time of 4½ hours. This area is also the gateway to the Fal Estuary which provides access to some of the best day sailing waters in the country. By road there is easy access to the A30 which provides a largely dual carriageway link all the way to Exeter where it joins the M5 to Bristol and the A303 to London. To the north west lies Cornwall Airport Newquay (10 miles) which provides daily shuttle flights to an increasing number of both national and international destinations.





GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR2 4DT.

SERVICES Mains water, drainage, electricity and gas.

COUNCIL TAX BAND D (see www.mycounciltax.org.uk).

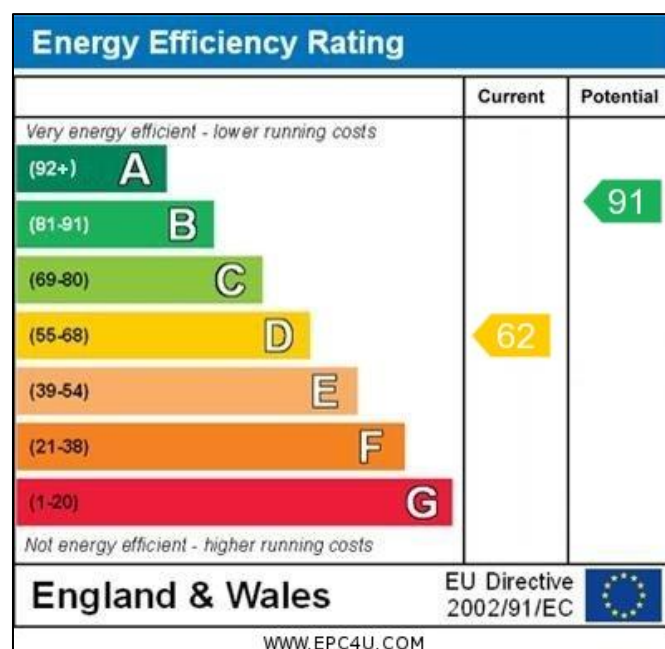
DIRECTIONS Upon entering Grampound Road from the Truro end, proceed into and through the village where immediately after the village stores turn right into The Square and Vine House can be found immediately on the right hand side.

AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



Not to scale – for identification purposes only.

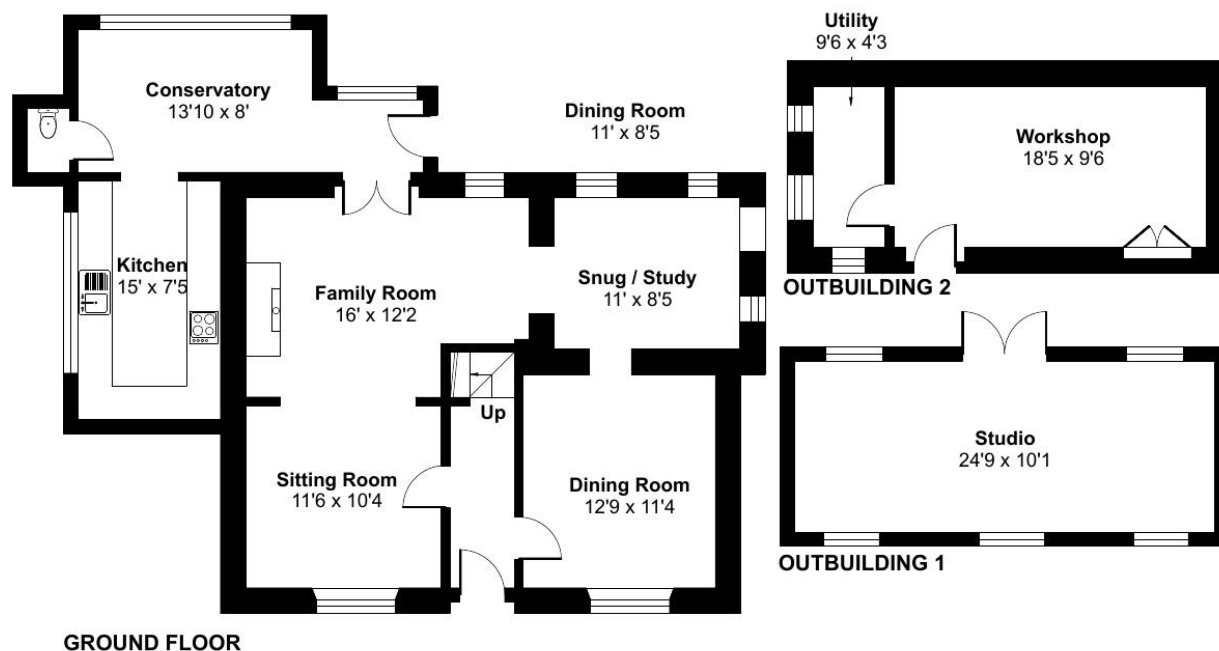
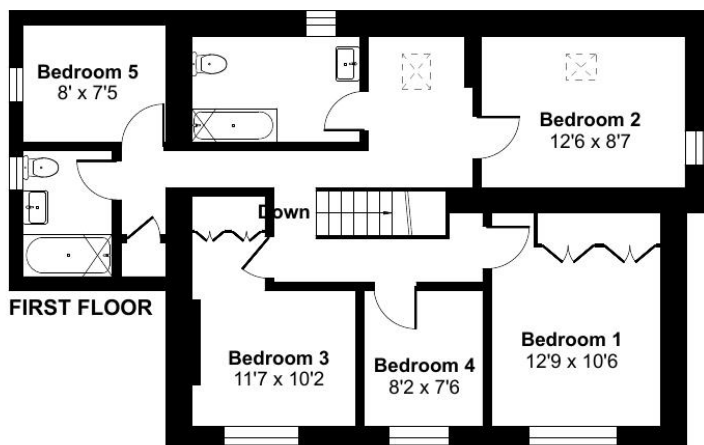
The Square, Grampound Road

Approximate Area = 1783 sq ft / 165.6 sq m

Outbuilding = 477 sq ft / 44.3 sq m

Total = 2260 sq ft / 209.9 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). © n̄checom 2023. Produced for Lillcrap Chilcott. REF: 1014914

