



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR32010365

Offers around £575,000

Priory Cottage,
Trispen, Truro, Cornwall, TR4 9BQ

FREEHOLD



A beautifully presented, detached period cottage with a large contrasting modern extension, occupying an incredibly private plot with beautiful wraparound gardens and extensive countryside views from some rooms. Providing beautiful 4 bedroomed, 2 bath/shower roomed accommodation conveniently located for the cathedral city of Truro and A30.



SUMMARY OF ACCOMMODATION – In all, around 1,798sq.ft.

Ground Floor Entrance porch, inner entrance lobby, kitchen/dining room, 26' x 12' living room, wc, study.

First Floor Part galleried landing, principal suite with en-suite shower room, 3 further bedrooms, family bathroom.

Outside Off-road parking for 2 vehicles, wraparound, cottage style gardens which are profusely stocked with a number of shrubs and plants.

**DESCRIPTION**

Priory Cottage sits almost centrally within its plot, situated off a quiet country lane near the village centre of Trispen, just a 10 minute drive away from the cathedral city of Truro. The detached cottage was extended prior to our clients taking ownership and is a beautifully presented four bedroomed, two bath/shower roomed property with the original cottage providing many features of character whilst the striking modern extension provides the perfect contrast.

The property is accessed via an entrance porch from the front garden which in turn opens into an inner entrance lobby, steps lead down to a beautiful double aspect kitchen/dining room with a slate tiled floor and farmhouse style kitchen with double doors that open into the

front garden. Off the kitchen/dining room is a useful utility room which links to the rear garden and ground floor study/snug which would ideally double up as a playroom for younger children or home office. Returning via the inner lobby to the original cottage 'part', a doorway opens into a large dual aspect living room, a truly beautiful, surprisingly light room with an exposed beamed ceiling and exposed stone fireplace with timber lintel and inset woodburning stove. To the front, four sets of double glazed windows provide a lovely outlook over the front garden, all of which have deep window seats only adding to the charm. The ground floor is completed by a recently appointed wc.

At first floor level, the staircase opens onto a spacious part galleried landing, where, in the extension the principal suite is situated, a beautiful dual aspect room with a spacious double bedroom, views over the front garden and countryside beyond, as well as a well appointed en-suite shower room. Also in the extension is the family bathroom and fourth bedroom. In the original part of the cottage there are two double bedrooms each with barrelled ceilings and windows to the front elevation, both of which benefit from far reaching countryside views and window seats.

Externally, the gardens are situated to the east, south and westerly sides of the property and comprise mainly of 'cottage style gardens' with areas of lawn, dissecting pathways and densely stocked beds and borders housing a variety of shrubs and plants. The entirety of the garden is well enclosed by deep borders housing a number of mature shrubs and trees which only add to the feeling of privacy throughout the plot. There is a useful block built outhouse to the rear and private off-road parking for 2 vehicles off Trevella Lane.

LOCATION

Priory Cottage occupies an extremely convenient location around a 10 minute drive from the cathedral city of Truro and approximately the same from the rugged north Cornish coastline with locations such as Newquay, Perranporth and Holywell Bay all within easy motoring distance. The cottage sits in a private plot off of a quiet country lane away from the centre of the village and therefore benefits from a completely peaceful countryside setting.

The local facilities at Trispen and St Erme are on one's doorstep, whilst the A39, nearby, links to the main A30 expressway to the north and proceeds straight to Truro in the southerly direction. Truro is Cornwall's capital and administrative centre with all that one would expect of Cornwall's only cathedral city including national retailers mixed with local shops, cafés and restaurants. There are various supermarkets, trading estates and schooling for all ages including three private schools within Truro. Truro has a station on the main Penzance to London Paddington line with London being approximately 4½ hours away. The A30 expressway runs through the centre of Cornwall connecting the motorway network at Exeter. Cornwall Airport Newquay is about a 15 minute drive away from St Mawgan making this a very convenient location for those who need to travel either around or beyond Cornwall on a regular basis.

THE ACCOMMODATION COMPRISES **(all floor plans and dimensions are approximate)**

Accessed via a paved pathway from the parking area dissecting the front garden, leading to:-

ENTRANCE PORCH With a half glazed uPVC entrance door and two multi pane double glazed side units opening:-

ENTRANCE PORCH Tiled flooring, part vaulted ceiling and a period timber door with glazed panels opening into:-

INNER ENTRANCE LOBBY With steps leading down to the kitchen/dining room, steps leading down to the living room, staircase rising to first floor level and door opening into wc (see below). Wall mounted electric radiator, cupboard housing RCD fuseboard.

KITCHEN / DINING ROOM – 19'2" x 17'2"

An impressive dual aspect room with uPVC double doors to the front elevation with glazed side returns and an additional multi pane double glazed window to the side elevation. Slate tiled flooring throughout, ceiling downlights, a comprehensively fitted farmhouse style kitchen with a range of solid timber worksurfaces with tiled splashbacks and matt finished cupboards below, additional wall mounted cupboards above for storage, integrated appliances include electric oven with four ring induction hob above with tiled splashback and extractor hood over, integrated dishwasher, ceramic inset sink with hot and cold mixer tap and side draining area, space for American style fridge/freezer, large wall mounted electric radiator, door through to utility room (see below) and door opening to:-



STUDY – 9'5" x 7'2" Multi pane double glazed window to the side elevation, wall mounted electric radiator.

UTILITY ROOM Slate tiled flooring, solid timber worksurfaces with tiled splashbacks, matt finished cupboards beneath and additional wall mounted cupboards above for storage. Space and plumbing for washing machine, inset stainless steel sink with side drainer and

hot and cold mixer tap, stable style uPVC entrance door to the rear elevation opening into the rear garden.

WC Slate tiled flooring, low flush wc, wall mounted wash hand basin with hot and cold mixer tap, tiled splashback, understairs storage cupboard and extractor fan.

LIVING ROOM – 26' x 12' An impressive, incredibly light dual aspect room with four sets of uPVC multi pane double glazed windows to the front elevation all with deep window seats overlooking the immaculately tended front gardens and an additional multi pane uPVC window to the rear. Exposed beamed ceiling, wall mounted electric radiator, exposed stone fireplace with a slate hearth and timber lintel above with inset standalone woodburning stove.



FIRST FLOOR

PART GALLERIED LANDING

Approached via a staircase from ground floor level with timber handrails and spindles opening onto a part galleried landing with a part vaulted ceiling, two double glazed windows to the rear elevation allowing much natural light, providing access to bedrooms 1 through to 4 as well as the family bathroom. Airing cupboard housing pressurised water system, over stairs airing cupboard with built-in shelving. Loft access.



PRINCIPAL BEDROOM SUITE

– 17'2" x 11' A beautiful, light, spacious dual aspect room in the extended part of the cottage, with multi pane double glazed windows to the side and front elevations, barrelled ceiling, wall mounted electric radiator, built-in wardrobes, heating control for the towel rail in the en-suite:-



EN-SUITE SHOWER ROOM Tiled flooring and part tiled walls, low flush wc, pedestal wash hand basin with hot and cold mixer tap, wall mounted mirror above, two electric shaver points, walk-in double shower unit with rainwater shower above and additional inset shower jets with additional shower attachment, tiled surround and glass screen, heated towel rail, mirror fronted medical cupboard, extractor fan, double glazed window to the side elevation.



BEDROOM 2 – 12'3" x 11'6" With barrelled ceiling, wall mounted electric radiator, multi pane double glazed window to the front elevation with beautiful, far reaching countryside views and a deep window sill.



BEDROOM 3 – 13'8" x 9'8" With part barrelled ceiling, multi pane double glazed window to the front elevation with far reaching countryside views and views over the front garden, additional high level multi pane double glazed window with window shelf below, electric wall mounted radiator, double built-in wardrobes with additional over stairs storage cupboard.



BEDROOM 4 – 14'2" x 7'3" With part barrelled ceiling, dual aspect room with double glazed windows to the rear and side elevations, electric wall mounted radiator.

FAMILY BATHROOM Tiled flooring, low flush wc, circular wash hand basin on a slate plinth with decorative wooden and tiled backdrop, vanity cupboard beneath with hot and cold mixer tap, two electric shaver points, wall mounted mirror above, double ended claw foot bath with period style mixer tap and shower attachment with additional



shower above, tiled surround and shower curtain, electric radiator with towel rail, Velux roof light, extractor fan.

OUTSIDE



Priory Cottage offers private off-road parking for 2 vehicles. A wrought iron gate provides access to:-

Priory Cottage sits nicely in its plot with areas of garden to three of the four elevations. The gardens are immaculately tended and profusely stocked throughout and are traditional 'cottage style gardens'. A slate laid pathway provides access from the parking area dissecting two areas of raised level lawn with profusely stocked flowerbeds either side of the path housing a number of shrubs and plants. The lawn continues in a gently sloping gradient around to the side of the property where there is further space which offers great degrees of privacy, all of the front and side gardens are enclosed by deep borders housing a number of shrubs, plants and mature trees which afford great deals of privacy throughout the garden.

An Indian slate laid path connects the front of the property to the rear garden via a few steps where there is a useful block built outhouse for storage of garden furniture etc, and further

steps lead up to another area of level lawn where, from one end of the plot you get particularly good far reaching countryside views.

In all, the gardens offer many places to sit and enjoy the morning, afternoon and evening sun as the gardens are situated to the east, south and westerly borders.

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 TR4 9BQ.

SERVICES Mains water and electricity are connected to the property. Elkatherm App controlled electric radiators provide heating. Private drainage via a septic tank.

MOBILE PHONE COVERAGE All major providers likely.

BROADBAND Ultrafast broadband available – 1800Mbps download speed. 220Mbps upload speed.

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

DIRECTIONS From the Truro direction, proceed on the A39 out towards Carland Cross. Upon reaching the second turning to Trispen on the right hand side, with the Vertu Honda Car Dealership, turn into Trispen and continue on the road as it bears to the right. Proceed into the village and take the first major turning left onto Trevella Lane. Priory Cottage will be found some 100 yards down on the right hand side where the parking area adjoins the road.

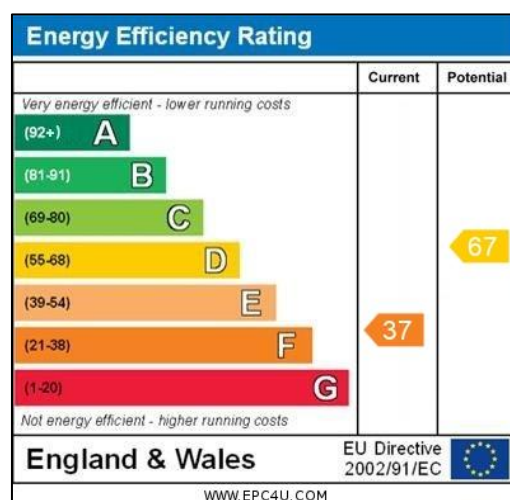
AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the 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.

