



Ponsmur Cottage



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Pepo Lane, Grampound, Truro, Cornwall, TR2 4RP

St Austell 6 miles Mevagissey 7 miles Truro 8 miles

A beautifully presented detached three-bedroom cottage in Grampound.

- Detached Modern Property
- Garage & Parking
- Kitchen/Dining Room
- Conservatory
- Freehold
- Three Bedrooms
- Enclosed Rear Garden
- Small Outbuilding
- Popular Village Location
- Council Tax Band C

Guide Price £475,000

## SITUATION

Surrounded by rolling Cornish countryside, Grampound is a popular village between the Cathedral City of Truro and St Austell. This highly regarded village has a good community providing local facilities including a bowling club, shop and post office, public house, church, primary school, village hall and playing field with children's play area.

## DESCRIPTION

An immaculate, modern, detached three-bedroom cottage in proximity to all of the fantastic amenities that Grampound has to offer. Boasting an attractive facade, the property is approached along Pepo Lane and has a South facing rear garden, parking and garage. A welcoming entrance hall provides access to a downstairs wet room/WC along with doors to the kitchen/diner and sitting room. The cosy sitting room features ceramic floor tiles, underfloor heating and leads through glass doors to the charming double-glazed conservatory with French doors opening onto the garden.



The well-appointed kitchen/dining room has front and rear aspect windows overlooking the garden with new double oven/microwave, mains gas hob, large free standing breakfast bar with full height fridge & dishwasher. This leads into a boot room/pantry with utility connections which has a door to the garden.

The first floor has three bedrooms and a family bathroom with drop down ladder to a spacious, lit and boarded loft space. The large and airy master bedroom has an extended ceiling height with inset dimmer lights and windows to the front and rear. The master bedroom and the two smaller bedrooms have television points. The modern bathroom has a jacuzzi bath with shower, heated towel rail and natural stone tiles on the floor and walls.

### OUTSIDE

The front of the property has offroad parking for one car on the drive with further parking in the attached garage and roadside. There are raised planting areas and level footpath access to the rear of the property on both sides of the house. External tap. The garage is attached to a large fitted utility room at the rear which opens onto the paved garden terrace with power, water, drainage and internet connection.

The rear enclosed south facing garden has many features including a terraced paved area, lawn, 4 tier koi pond, flower beds and planted banks on both sides with colourful shrubs and trees including scented blue and white Wisteria, Acers, Lilac, Willow, roses and various flower climbers as well as an apple tree, blackcurrant and fruit climbers. The garden is secure and dog proof with outside hot and cold taps, lighting and electricity. The slate tiled stone outbuilding is insulated, heated and lit with an attached fully enclosed Avery on a concrete base which could equally be utilised for a variety of animals.

### VIEWINGS

Strictly by prior appointment with Stags Truro office on 01872 264488

### SERVICES

Mains water, gas, electricity and drainage. Broadband speed up to 75 Mbps, Mobile coverage indoors – EE, O2 and Vodafone likely. Mobile coverage outdoors – EE, O2, Three and Vodafone likely.

### DIRECTIONS

Driving along the A390 into Grampound and in the St Austell direction. Enter the village and continue driving up the hill, after passing the Dolphin Inn take the first left turn onto Pepo Lane, continue on Pepo Lane for 350ft and the property will be on your right just after the corner.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	83	95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1163 sq ft / 108 sq m  
 Garage = 233 sq ft / 21.6 sq m  
 Outbuilding = 85 sq ft / 7.8 sq m  
 Total = 1481 sq ft / 137.4 sq m

For identification only - Not to scale

Outbuilding

First Floor

Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Stags. REF: 1118044