



7 Old Tannery Lane





# 7 Old Tannery Lane

Grampound, Truro, TR2 4PZ

St Austell 6 miles Truro 9 miles

A well presented and wonderfully positioned edge of village detached house, garden and garage

- Quality Modern House
- Kitchen/Living Room/Dining Room
- Landing, 4 Bedrooms (1 En Suite) & Bathroom
- Garage & Driveway
- Freehold
- Entrance Hall with Cloakroom
- Quality Stiltz Home Lift
- Rear Enclosed Garden
- No Forward Chain
- Council Tax Band E

Guide Price £475,000

## SITUATION

7 Old Tannery Lane is on a sought after estate on the edge of the popular village of Grampound between St Austell (6 miles) and Truro (9 miles). The village is well served by local amenities including The Dolphin Inn, local stores/post office, primary school, church, football club and Grampound Village Hall with offers numerous events and playing fields.

Both St Austell and Truro have mainline railway stations connecting with London Paddington, and Newquay Airport on the north coast offers a number of scheduled flights.

Being centrally located, Grampound is well positioned to access both the surfing beaches of the north coast and more tranquil waters of the south coast.

## DESCRIPTION

With a fine outlook, 7 Old Tannery Lane offers well-presented and beautifully appointed accommodation over two storeys.

On the ground floor, a part opaque glazed front door opens to a Reception Hall with double coats cupboard, stairs off to the first floor and Cloakroom. Doors from right to left lead to an U-shaped open-plan Kitchen, Dining and Living Room - all with polished tiled floors.





The Kitchen includes a matching range of base and eye level light units with numerous drawers and cupboards with hard worktop surfaces to matching upstands and includes four electric rings with extractor hood over, built-in fan assisted oven and separate oven and grill, integral washing machine, dishwasher and refrigerator.

The Living Room is a well-proportioned room with wood-burner set in fireplace with stone hearth and in the corner is a non-intrusive and good quality Stilz lift to the main bedroom above. At the rear a part glazed door opens to an enclosed garden.

On the first floor there is a central balustrade Landing with trap to roof space and doors off to a Main Bedroom, with the aforementioned lift, and En Suite Shower Room with tiled shower, pedestal washbasin, wc and chrome wall mounted towel radiator; two Double Bedrooms with outlooks to the front and rear; a Single Bedroom/Study; and a light Bathroom with tiled bath with electric shower and screen over, wc, pedestal washbasin and chrome wall mounted towel radiator.

To the front is a small cottage garden, and to the rear an enclosed dog friendly Garden with good sized level paved seating area immediately to the rear of the house, from which steps lead up to a lawn garden with shrub and ornamental tree borders.

To the side of the house is a single Garage with up and over metal door and side personnel door.

**VIEWING**

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

**DIRECTIONS**

Travelling eastbound on the A390 towards St Austell, drive down into Grampound, pass over the bridge, pass The Dolphin Inn on the left-hand side and towards the upper outskirts of the village, turn right into Bosillion Lane. After about 50 yards, turn right into Old Tannery Lane. Number 7 will be seen on the right-hand side after about 75 yards

**SERVICES**

All mains services connected. Gas-fired central heating. Double-glazed. Broadband: Standard, Superfast and Ultra-fast available (Ofcom). Mobile: O2 and Vodaphone likely and EE and Three limited inside and EE, Three, O2 and Vodaphone likely outside (Ofcom).

**TITLE DEEDS**

Please note there are some covenants on the title deeds.

**MANAGEMENT COMPANY**

A Management Company oversee maintenance of the communal areas of the estate. Annual service charge currently £320.76.





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		
Very energy efficient - lower running costs		
(92 plus) A		
(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		

Current	Potential
77	87

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