



Bermondsey House



Bermondsey House

Grampound, Truro, Cornwall, TR2 4RY

Truro - 8 miles St Austell - 6 miles South Coast - 7 miles

An attractive attached period home set on the western edge of this popular village

- Character family home
- Kitchen/dining room
- Sitting room
- 5 Bedrooms
- Bathroom & shower room
- Delightful garden with sun terrace
- Adjoining cottage is also For Sale
- Garage
- Freehold
- Council Tax Band D

Guide Price £525,000

SITUATION

Surrounded by rolling countryside, Grampound is a historic village located between St Austell and Truro standing astride the A390. The village has a thriving community and provides a broad range of local amenities including a church, primary school, pub, village hall and a community store and cafe. There is a regular bus service and the picturesque south coast is readily accessible.

Truro, the commercial centre of the county, is approximately eight miles distant and offers a fine array of shops together with leading educational establishments and a main line railway link to London Paddington

THE PROPERTY

Set on the western edge of the village in a Conservation Area, Bermondsey House is a substantial attached period home that is believed to date from the 18th Century and at one point formed part of the Old Queens Head. Available on the open market for the first time in around 30 years, this attractive character property has been a much loved family home and retains a number of traditional features.



Boasting an exposed stone and rendered facade, Bermondsey House is approached through a shared courtyard and sits at right angles to a row of old cottages, the nearest of which, Shell Cottage is also owned by the vendors and available to purchase.

The welcoming reception hall affords direct access to the spacious kitchen/dining room, complete with gas fired Rayburn and the lovely sitting room with open beam ceiling and granite fireplace with wood burning stove. Completing the ground floor is a well-appointed shower room and utility/rear lobby.

At first floor level are five bedrooms and a family bathroom with double ended Laufen bath and walk-in shower

OUTSIDE

The part cobbled courtyard to the front is shared with neighbouring properties and in one corner is a useful storage shed. The delightful rear garden is elevated and approached over a series of steps with paved sun terrace and lawn, surrounded by a variety of thoughtfully planted borders. At the same level as the house is a paved and cobbled sun terrace. On street parking is available in Old Hill and there is a single garage, in a block of three at the entrance to the courtyard.

SERVICES & NOTES

Mains water, electricity and drainage. Part gas central heating provided by the Rayburn and part electric heating. Majority oak double glazed sash windows. Upto Ultrafast broadband is available in the area (Ofcom). Mobile phone coverage is likely outdoors and limited indoors (Ofcom)

The adjoining Shell Cottage is also owned by the vendors and together, the two properties would be ideal for multi-generational living or a home with income from Holiday Letting (this is the current scenario)

There is a small area of flying freehold with the adjoining Shell Cottage.

VIEWINGS

Strictly by prior appointment with Stags Truro Office on 01872 264488


DIRECTIONS

From Truro drive to Grampound and upon entering the village, take the first right hand turning into Old Hill. The property is on the right, overlooking the courtyard.



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.

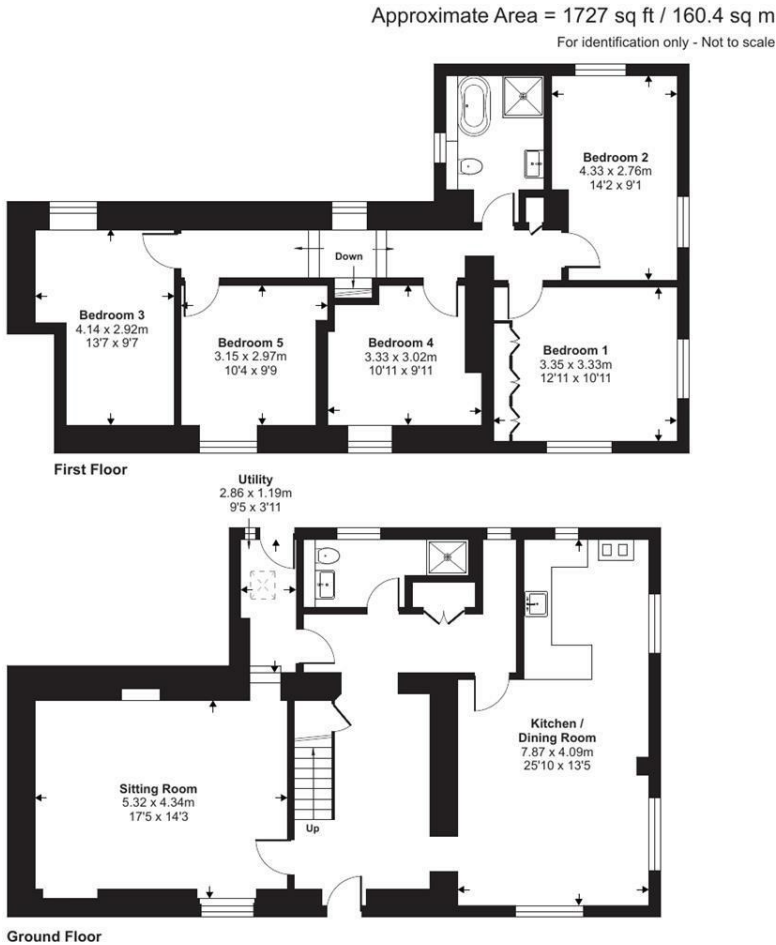


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		33
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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