



Flat 1 Bonython House, Fore Street



Flat 1 Bonython House,

Grampound, Truro, Cornwall TR2 4QP

A most attractive and delightfully presented
Grade II Listed ground floor apartment of some
1,128 sq ft in the heart of popular Grampound

- Period Apartment
- Delightful Sitting Room
- Utility Room
- 2 Car Parking Spaces
- Communal Gardens
- Entrance Hall & Inner Hall
- Open Plan Kitchen, Living and Dining Room
- 2 Bedrooms & Bathroom
- Mains Gas Central Heating
- Long Leasehold. Council Tax Band B

Guide Price £235,000

SITUATION

Flat 1 is situated on Fore Street in the conservation area of Grampound and is only a short walk away from the village facilities which include primary school, church, village stores/café, bowling club and football club ground. These facilities are supplemented further by the town of St Austell about 6 miles to the north-east and the cathedral city of Truro being the commercial and retail centre of Cornwall about 9 miles to the south-west.

Grampound is well positioned to access both the north and south coasts, as well as the A30(T) at Fraddon, about 4 miles to the north, and there is a station on the London Paddington line at St Austell.

DESCRIPTION

Ideally located in the centre of Grampound, the vehicular approach is over a private right of way which leads to open car parks for the residences. There are two designated parking spaces within the parking area to the rear of Bonython House.

On the Grade II Listing, the original house is believed to date from the early 18th Century and was converted into four apartments/maisonettes around the mid 1980s. The apartments status as a Building of Special Architectural or Historic Interest is reflected in its' character features which include high ceilings, moulded cornicing, exposed floorboards, sash windows, window-seats, window shutters and old fireplaces.



The accommodation is well-presented and nicely blends the original character with modern day living standards.

A traditional front door with fanlight opens to an inviting Reception Hall with exposed timber floorboards, high ceilings and cornicing which leads to a Hallway which opens to an Inner Hall. On the right is a delightful and well-proportioned Sitting Room with high ceiling, exposed floorboards, 18th Century bolection-moulded timber fireplace surround, suspended mantle and housing a multifuel-burner set on slate hearth with raised display alcoves to either side with slate bases, sash windows with window shutters, plaster cornice and timber picture rail.

The spacious open plan Kitchen/Living and Dining Room is a well-proportioned room with wood floor, window-seat and fireplace with inset multi-fuel burner with slate hearth and old clove oven. The Kitchen includes a matching range of Shaker style base level units with wood effect worktop, ceramic sink unit with mixer tap, space for freestanding refrigerator freezer. space for electric cooker with splashback and extractor hood.

There are two Double Bedrooms, one of which is currently used as an office, and adjacent is a Bathroom with L-shaped bath with shower screen and rainshower over, pedestal washbasin, wc and wall mounted contemporary towel radiator.

The spacious Utility Room includes Shaker style cupboards with wood effect tops, stainless steel single drainer sink unit with mixer tap, wall mounted gas fired boiler, space and plumbing for washing machine and tumble drier and electric wall radiator. There is a stable style part glazed door leading to outside with side lights and cat flap.

Outside to the rear are communal lawn gardens and seating areas with beyond private parking with two allocated spaces.

TENURE

Leasehold – 999 year lease which commenced on 1st January 2007. Peppercom rent.

VIEWING

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

DIRECTIONS

On entering Grampound on the A390 from Truro, drive up through the village, pass the old public house on the left and the church and the Town Hall with clock tower, slow down and the vehicular entrance to Flat 1 Bonython House will be seen on the left-hand side about 15 yards after the clock tower. The driveway leads to car parking at the rear.

SERVICES

Mains water, electricity, drainage and gas connected. Mains gas central heating (new boiler 2020). Broadband: Standard and Superfast available (Ofcom). Mobile telephone: 02, EE and Vodaphone likely and Three limited inside and 02, Three, Vodaphone and EE likely outside (Ofcom).

BONYTHON HOUSE MANAGEMENT COMPANY LIMITED

Bonython House Management Company Limited owns the freehold of all four apartments/maisonettes. The current service charge is £90 pcm.



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		
(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		

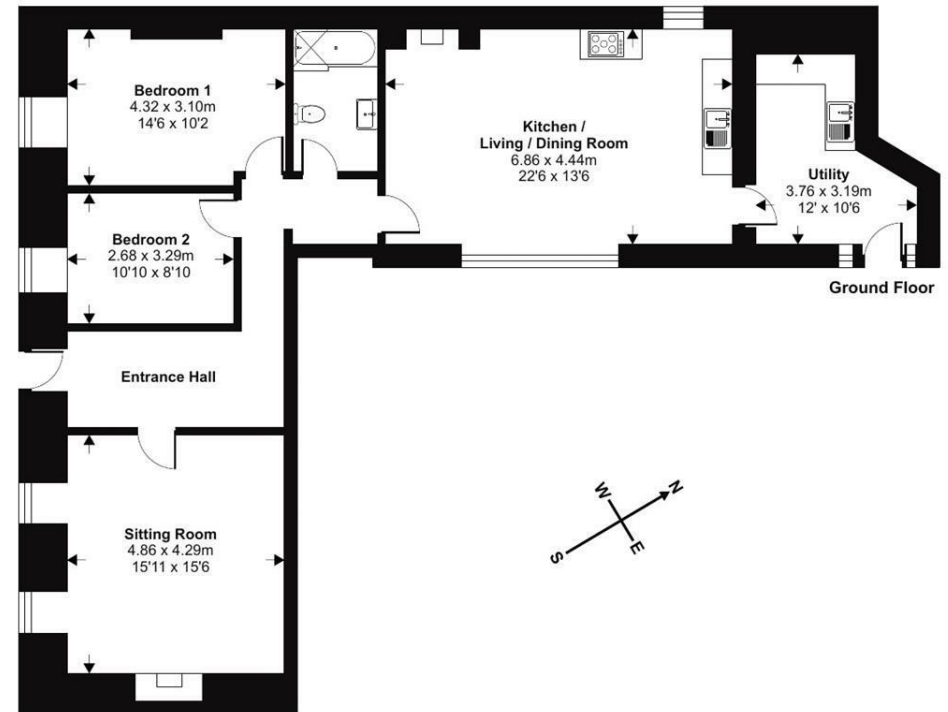
61 Lemon Street, Truro, TR1
2PE

truro@stags.co.uk

01872 264488

Approximate Area = 1128 sq ft / 104.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchcom 2025. Produced for Stags. REF: 1301363



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