



Brickfields



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Grampound Road, Truro, TR2 4EJ

Truro 8 miles St Austell 7 miles A30 Junction 3 miles

A three bedroom, semi-rural bungalow style property steeped in history with superb, far reaching countryside views.

- Individual Detached Bungalow
- Three Bedrooms
- Dining Room
- Mature Gardens
- Freehold
- Sitting Room & Conservatory
- Superb Countryside Views
- Static Home Sited
- Storage Barn
- Council Tax Band - B

## Guide Price £395,000

### SITUATION

Brickfields sits within the historic rural landscape surrounding Grampound Road, an area shaped by Cornwall's long agricultural tradition and the growth of the railway in the 19th century. The village developed as an important local hub between Truro and St Austell, and the surrounding countryside has long been characterised by small farms, pastureland and traditional Cornish dwellings. Today, the setting retains that sense of space and heritage while offering excellent access to modern amenities.

Grampound Road offers everyday essentials including a village shop and post office, primary school, and a thriving cricket club. The village is ideally positioned for access to St Austell to the east and the cathedral city of Truro to the south-west, Cornwall's main commercial and retail centre as well as both the north and south coasts glorious beaches and coastline. Approximately three miles to the north, at Kingsley Village, is a junction with the A30 dual carriageway, where a range of retail outlets can be found including Marks & Spencer, Next, Boots and Mountain Warehouse.

Beyond lies the popular resort of Newquay, renowned for its surfing beaches along the north coast.



**DESCRIPTION**

The property neatly abuts the road with the majority of its garden plot enjoying a westerly aspect. Having been extended over the years gone by the property now offers family sized accommodation with a quite quirky layout and design. This cosy and homely property truly is one of a kind and is likely to appeal to those seeking a high degree of privacy yet with village life nearby.

Steeped in history, as the name suggests 'Brickfields' is reputed to reflect back to the area's small-scale industrial past. During the 19th and early 20th centuries, land around Grampound Road was associated with clay extraction and local brick and tile production, industries that supported the growth of surrounding villages and railway development across Cornwall. Brickfields were traditionally sites where clay was worked and bricks fired for regional building, and place names of this kind often preserve that link to historic land use.

**ACCOMMODATION**

In brief, the internal accommodation comprises of a rear porch, kitchen/ breakfast room with 'Aga', sitting room with multi fuel burner and wooden conservatory/ sun room off. separate dining room, master bedroom with en-suite shower room/ w.c, inner hallway and front porch, family sized bathroom and two further bedrooms.

**OUTSIDE**

The property enjoys an idyllic setting with uninterrupted views across rolling countryside, stretching as far as the eye can see with a favoured westerly aspect, the outlook is perfectly positioned for stunning sunsets. Raised patio areas provide ideal spaces for al fresco dining, complemented by a timber summer house which also takes full advantage of the far-reaching views. The gardens are well established, featuring mature trees, hedging and shrubs, with defined pathways meandering through the grounds and creating a sense of space and tranquility.

A levelled area laid to loose chippings provides easy off-road parking behind a sliding electric gate, in addition to a further level parking area offering space for multiple vehicles. A substantial timber-framed barn offers excellent dry storage, while additional outbuildings include further stores, a greenhouse and a fish pond.

**SERVICES**

Mains electricity. Private cess pit drainage. LPG bottled gas. Oil central heating and 'Aga'. Private water via a bore hole with UV filter.  
Council tax band - B  
Flood risk - very low.  
Broadband - Ultrafast up to 1800 Mbps (Ofcom).  
Mobile phone - 02, Vodaphone and Three likely (Ofcom).

**STATIC HOME**

The property has a static mobile home sited within its grounds, privately screened by fencing and hedges making for ideal space for visiting guests, friends and family.

**AGENTS NOTE**

There is an area of adjoining land which the current vendors rent from a neighbouring farm and where they keep their hens, this piece of land is not included in the sale nor is any guarantee of the continuation of the agreement.

**VIEWINGS**

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

**DIRECTIONS**

From Truro, take the A390 east towards St Austell, passing through Tresillian and continuing onto the Probus bypass. At the roundabout at the end of the bypass, turn right to remain on the A390 towards St Austell. After approximately half a mile, turn left signposted for Grampound Road and proceed into the village. Pass the primary school, continue over the railway bridge and down the hill. Drive past the village shop, then up the hill, and shortly after leaving the village, the property will be found on the left-hand side.



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 | Current | Potential |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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