



# TRUCK HOUSE

PROBUS, TRURO,  
TR2 4JA

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

*Philip Martin*



# TRUCK HOUSE

## PROBUS, TRURO, TR2 4JA

SUBSTANTIAL PERIOD HOUSE WITH LETTING  
COTTAGE/ANNEXE

Beautifully presented and perfect as a large family home or Bed and Breakfast.

Located on the edge of the village with large enclosed rear garden.

Four bedrooms, three with en suite facilities, sitting room, kitchen/breakfast room, dining room, study, conservatory, utility and two shower rooms.

Very spacious with light and spacious rooms and lots of character features.

Self Contained Annexe with double bedroom, kitchen/dining/sitting room, shower room.

Freehold. EPC - C. Previous Council Tax Band D.

No Chain

## GUIDE PRICE £625,000

### *Philip Martin*

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

**Truro:** 01872 242244 **St Mawes:** 01326 270008

**E:** [sales@philip-martin.co.uk](mailto:sales@philip-martin.co.uk)

**www.philip-martin.co.uk**



The particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or for the Vendor whose agents they are, give notice that:

(a) Whilst every care has been taken in preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

## GENERAL COMMENTS

Truck House is an attached period property with attractive local stone elevations and traditional Georgian style windows on the outskirts of Probus. Originally a coach house, there are many wonderful period features including slate flagged floors, deep open fireplaces, stripped pine doors and window shutters on many of the front windows. The house has a conventional room layout over two floors with well proportioned rooms and a feeling of light and space throughout. A large hallway with slate flagged floor makes an impressive entrance and provides access to all ground floor rooms and a turning staircase leads upstairs. There are three reception rooms including a magnificent sitting room with slate flagged floor and wood burning stove, dining room, large kitchen/breakfast room, substantial conservatory overlooking the rear garden, utility and downstairs w.c. and shower. On the first floor is a large landing, four bedrooms, two have en suite shower rooms and shower room. The master bedroom has a luxurious en-suite bathroom with freestanding bath.

## ANNEXE/HOLIDAY COTTAGE

Adjoining the main house is the Coach House studio which is a self contained letting cottage or alternatively ideal annexe for a dependent relative or friend. It provides spacious accommodation on two floors including open plan kitchen/living area, shower room on the ground floor and one bedroom upstairs. The east facing gardens are mainly at the rear with large lawn leading to a small wooded area, ideal for children and pets.



## LOCATION

Probus is one of the best served villages in mid Cornwall and is renowned for its excellent amenities and transport links. The village boasts a popular farm shop and butchers, village shop and post office, parish church, primary school, village

hall, doctors surgery, Chinese and Indian restaurants, fish and chip shop and public house, altogether Probus is a thriving community. It has an excellent bus service with a very regular connection to Truro and St. Austell. In addition the property is ideally located for quick access to both

*Philip Martin*



the north and south Cornish coasts. The Roseland Peninsula known for its golden sandy beaches is very close by and the A30 trunk road for quick commuting throughout the county is within easy access. Truro is approximately six miles away with its excellent shopping centre, fine restaurants, private and state schools, historic cathedral, flagship Marks and Spencer store and Waitrose together with the Cornish Food Hall which is less than ten minutes away on the Probus side of the city. It also has a mainline railway link to London (Paddington). Newquay airport is only a twenty minute drive away with regular flights to London, Manchester, Dublin, Edinburgh and Glasgow.

Truck House presents a unique opportunity to purchase a beautifully presented period house close to Truro, the Roseland Peninsula and the south Cornish coast. It is extremely adaptable, currently a fabulous family home alternatively ideal as a bed and breakfast with letting cottage for those looking for a home with income. A rare opportunity, an internal viewing is absolutely essential.

In greater detail the accommodation comprises (all measurements are approximate):

A hardwood door leads to the:

#### ENTRANCE VESTIBULE

With slate floor and partly glazed door to:

#### ENTRANCE HALL

Slate tiled floor, stairs to first floor with storage cupboard below, three up lighters, door to rear garden and stripped pine doors to all reception rooms.

#### SITTING ROOM

15'7" x 13'0" (4.75 x 3.96)

Feature fireplace with wood burning stove, slate hearth and wood surround with mantle, Georgian style window overlooking front with shutters and window seat. Double radiator, picture rail, four up lighters, slate flagged floor, t.v. point and storage cupboard in fire breast recess.

#### DINING ROOM

13'2" x 12'0" (4.01 x 3.66)

Feature open fireplace with tiled surround and wood mantle over. Georgian small paned window to front with shutters, picture rail, arched recesses, double radiator.

#### STUDY

11'0" x 7'0" (3.35 x 2.13)

Window overlooking rear garden, shelves and cupboards in fire breast recess (fire now blocked off), picture rail, telephone point.



### KITCHEN/BREAKFAST ROOM

14'3" x 12'0" (4.34 x 3.66)

A light room with a good selection of both base and eye level units, solid wood worktops, double French farmhouse sink, Stanley oil fired range cooker for cooking and central heating with tiled splash back, wood surround and mantel above. American style fridge/freezer, space and plumbing for dishwasher, spotlights, open beam ceilings, television point, engineered oak floor, French door to:

### CONSERVATORY

15'5" x 12'6" (4.70 x 3.81)

Double glazed windows overlooking rear garden and Bi-folding doors leading to side deck. Spotlights, door to:

### UTILITY

13'0" x 7'2" (3.96 x 2.18)

Worktops with space and plumbing for washing machine and tumble dryer below, Belfast sink, velux window, two double wall cupboards, extractor fan and spotlights.

### WET ROOM AREA

With tiled surround, shower, wash hand basin, low level w.c., extractor fan and spotlights.

### FIRST FLOOR

Landing. Loft access with ladder and light.

### MASTER BEDROOM

10'9" x 9'10" (3.28 x 3.00)

Window overlooking rear garden with window seat, double radiator, door to:



### EN-SUITE

A luxurious room with roll top Victorian style bath, low level w.c., vessel bowl sink, window to rear, heated towel rail, extractor fan and tiled floor.

### BEDROOM TWO

13'0" x 12'10" (3.96 x 3.91)

Window overlooking front with shutters and window seat, picture rail, shelf with cupboards below and further built-in cupboard. Radiator.



#### EN SUITE

White suite comprising low level w.c., wash hand basin, shower cubicle with fully tiled surround, shower above, extractor fan, spotlights.

#### SHOWER ROOM

White suite comprising low level w.c., wash hand basin, large enclosed shower cubicle with fully tiled surround, shower above, extractor fan, spotlights, heated towel rail and tiled floor.

#### BEDROOM FOUR

11'0" x 7'6" (3.35 x 2.29)

Sliding sash window overlooking rear garden, radiator, shelving and spotlights.

#### OUTSIDE

The front garden is enclosed beyond a shallow brick wall and a path leads to the front door. There is a sun terrace/patio and outside light.

The main garden is located at the rear and comprises a large level lawn enclosed behind a wooden fence and Cornish hedge boundary. This is east and south facing and there is a large deck accessed from the conservatory and hallway, there are a good selection of mature shrubs and plants along both boundaries, GREENHOUSE 10' x 8' and STORAGE SHED with light, power and shelves. Beyond the garden there is a small wooded area.

#### LETTING COTTAGE/ANNEXE

Door opening to open plan:

#### EN SUITE

White suite comprising low level w.c., wash hand basin, shower cubicle with fully tiled surround, shower above, extractor fan, spotlights.

#### BEDROOM THREE

12'11" x 11'0" (3.94 x 3.35)

Window overlooking front with shutters and window seat, double radiator, coved ceiling, shelf with built-in cupboard below.

## LOUNGE/DINING/KITCHEN

26'3" x 11'9" (8.00 x 3.58)

Lounge/dining area - two double glazed windows to front, spotlights, engineered oak floor, t.v. and telephone points, spiral staircase to first floor.

Kitchen area - attractive cabinet style base units including three drawer units, stainless steel bowl and drainer, space and plumbing for washing machine and dishwasher, New World stainless steel oven with hob and extractor hood above. Double wall cupboard with wine rack, spotlights, tiled floor, window to side, airing cupboard.

## SHOWER ROOM

A white suite comprising large walk in shower with glazed doors, pedestal wash hand basin, low level w.c., tiled floor, electric towel rail, spotlights, extractor fan.

## FIRST FLOOR

### BEDROOM

27'7" x 7'1" (8.41 x 2.16)

Sloping ceilings and therefore measured to 1.5m height. Double glazed window to front, velux window, t.v. point and spotlights.

## SERVICES

Mains water, electricity and drainage are

connected. Oil central heating to main house.

## N.B.

The electrical circuit, appliances and heating system have not been tested by the agents.

## VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

## DIRECTIONS

From Truro proceed in an easterly direction on the A39 and after leaving Tresillian look out for the left hand turning signposted to Probus. Take this turning and after approximately one mile take the left hand fork turning towards Ladock and shortly after a right hand turning will take you into a side road and Truck House will be found on the right hand side.





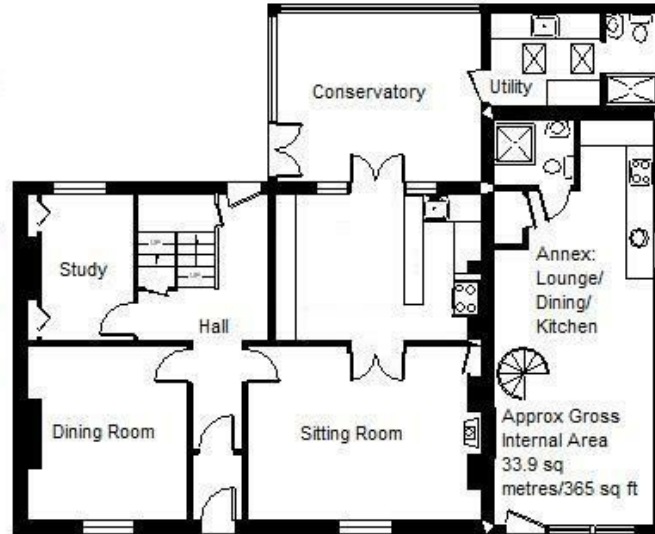


*Philip Martin*

Kitchen/  
Breakfast  
Room

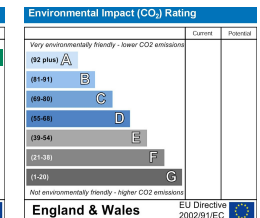
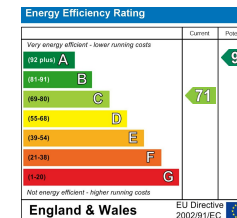
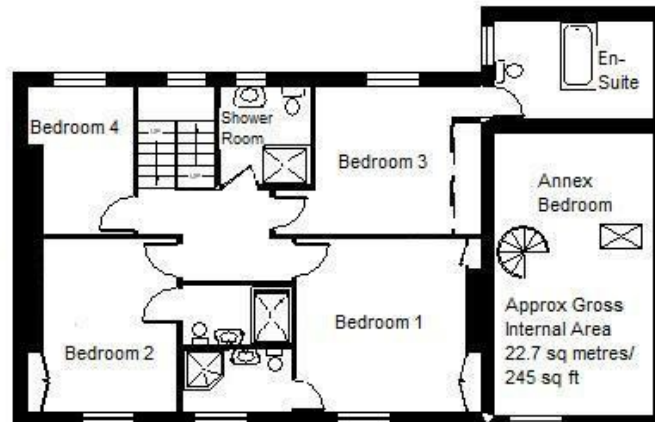
**Ground Floor**

Approx Gross  
Internal Area [not  
including Annex]  
105.9 sq  
metres/1140 sq ft



**First Floor**

Approx Gross  
Internal Area [not  
including Annex]  
83.3 sq metres/  
897 sq ft





PUBLIC TELEPHONE

BREAD



PHILIP MARTIN

Truro 01872 242244 St Mawes 01326 270008 [www.philip-martin.co.uk](http://www.philip-martin.co.uk)

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS