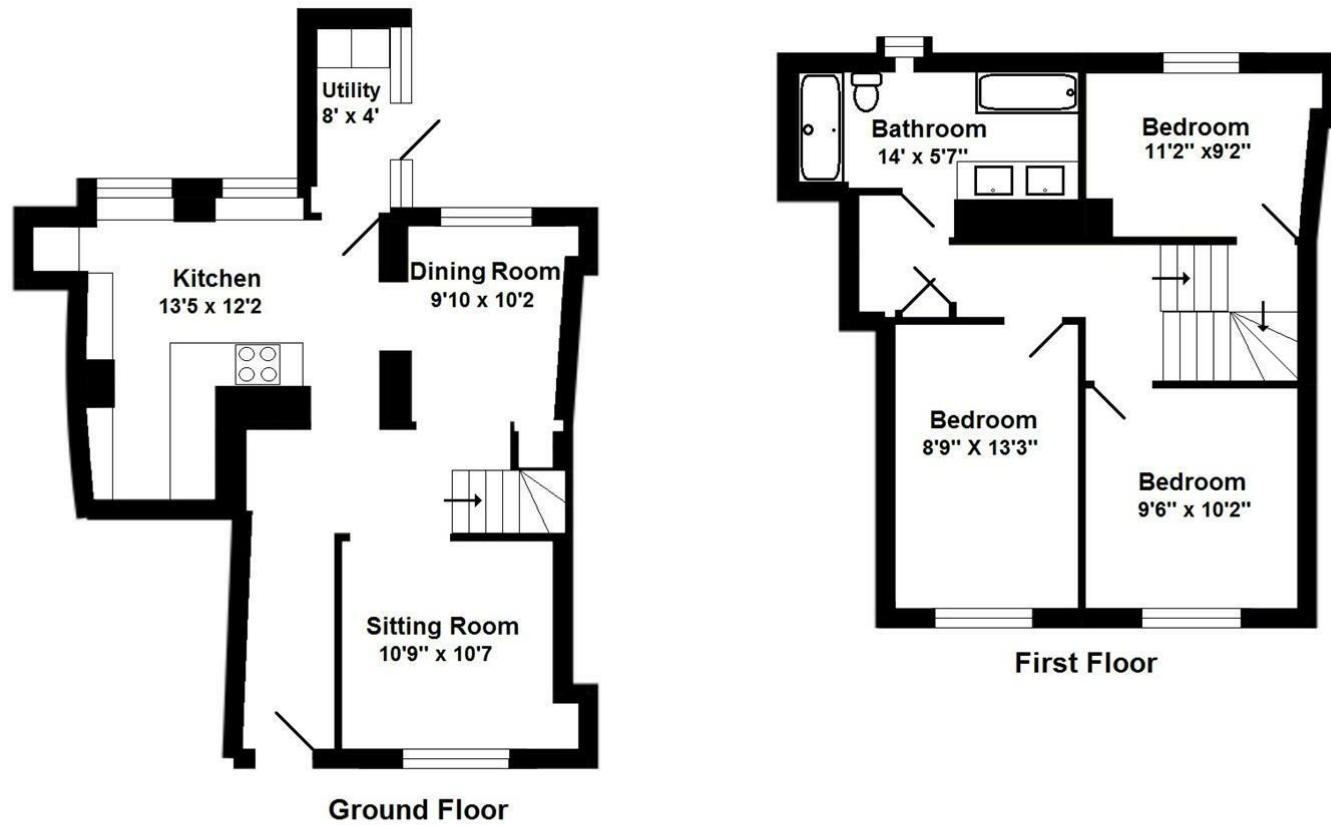


FORE STREET, TREGONY



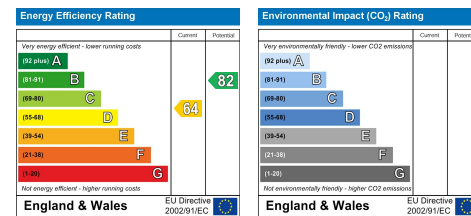
Not to scale. For identification purposes only.



KEY FEATURES

- GRADE II LISTED MID TERRACE
- THREE DOUBLE BEDROOMS
- KITCHEN & UTILITY
- SITTING & DINING ROOM
- BATHROOM
- ENCLOSED REAR GARDENS
- SUMMER HOUSE
- BEAUTIFULLY PRESENTED
- POPULAR VILLAGE LOCATION
- VIEWING ESSENTIAL

ENERGY PERFORMANCE RATING



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

(a) Whilst every care is taken in the 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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.



CLARE COTTAGE, 6 FORE STREET, TREGONY, TRURO, TR2 5RN
MIDDLE TERRACED GEORGIAN VILLAGE HOUSE

This three bedroom Grade II Listed character cottage is situated in the highly popular village of Tregony, in the heart of the community and is within a short distance of both excellent Primary and Secondary schools. Beautifully presented accommodation, with a south facing rear garden with large summer house. Accommodation includes; sitting room, dining room, kitchen and utility room to the ground floor with three double bedrooms and a large bathroom to the first floor. There is also an enclosed rear garden. Viewing is highly recommended.

EPC - D. Freehold. Council Tax - C.

GUIDE PRICE £375,000

CONTACT US

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THE PROPERTY

This is a superb Georgian village house that has been fully renovated in recent history to create a high quality period property. Located in the middle of the village, and within a short walk of the variety of amenities including the shop, public house, both primary and secondary schools and the playing field. The house is surprisingly light with large brand new timber sash period windows to the front and the whole of the ground floor features travertine tiles in a herringbone pattern which is underfloor heated throughout. The cottage has also undergone large improvements with the installation of a damp proof membrane with new concrete and screed slab and high value floor insulation as well as a vertical damp proof membrane to the internal face of all ground floor external walls as used by English Heritage to listed properties. The result is a completely damp free house with lime rendered walls throughout the ground floor. Beautifully presented throughout and presents open plan ground floor accommodation comprising; entrance hallway, sitting room, dining room, kitchen and utility room to the ground floor with three double bedrooms and a bathroom to the first floor. There is a rear enclosed garden laid to chippings with steps up to a level terraced garden laid to AstroTurf as well as a large summer house.

TREGONY

Tregony is a thriving community, sometimes referred to as the "gateway to the Roseland" offering a post office, shop, pub, Churches and both primary and secondary schools are within a short 10 minute walk. The village is easily accessible to the whole of the Roseland Peninsula and hence very much a centre for tourism during the summer months. The city of Truro is about seven miles and St. Austell slightly further. The village also has the benefit of a regular bus service. The harbourside villages of Portloe and Portscatho are each about four and seven miles distant, and St Mawes is about 11 miles to the south.

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

GROUND FLOOR



ENTRANCE HALL

SITTING ROOM

10'8" x 10'7" (3.27m x 3.23m)

Sash window to the front and built in bookcase.

DINING ROOM

10'1" x 9'10" (3.09m x 3.0m)

With original floor beams over and under stair storage. The original fireplace with beam over has been retained, a sash window overlooks the rear garden.

KITCHEN

13'5" x 12'1" (4.09m x 3.7m)

Comprising a range of shaker style units perfect for a cottage with very good amounts of storage available from the built in units and glass fronted display units combined with remote dimmable countertop lighting. Deep walnut veneer worktops throughout with full height Artisan Grey tiling. Eye level fan assisted oven and combi microwave built in, there's also an induction hob and glass canopy. Door into;

UTILITY

8'0" x 4'0" (2.45m x 1.23m)

With an integrated washing/drying machine and dishwasher. Door into rear garden.

FIRST FLOOR

The central stair has been restored with a painted finish with newly installed carpeted staircase. Half landing with door to bedroom one.

BEDROOM ONE

11'1" x 9'2" (3.39m x 2.8m)

Double bedroom with exposed beams and original floorboards. Timber casement windows open out to views of the rear garden below.



BEDROOM TWO

10'1" x 9'6" (3.09m x 2.9m)

Sash window to the front.

BEDROOM THREE

13'2" x 8'8" (4.03m x 2.66m)

Sash window to the front.

BATHROOM

14'0" x 5'6" (4.28m x 1.70m)

Comprising a double walk in shower tray with large overhead shower. Full size bath with wall mounted taps. Two countertop sinks and a very large full width mirror. There is storage from three vanity units below the walnut countertop. The bathroom is fully tiled with travertine tiling throughout. There's also extensive exposed beams on display which contrast well against the modern finishes.

OUTSIDE

The rear garden is completely enclosed with timber fencing and is initially laid to chippings for ease of maintenance with steps leading up to a level terrace with artificial grass providing a lovely outdoor dining space that enjoys the sunny aspect. There is also a very useful summer house.

SERVICES

Mains water and drainage. Air source heat pump which provides all heating and hot water.

N.B

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

COUNCIL TAX

C.

TENURE

Freehold.

DIRECTIONS

From Truro proceed up Tregolls Road and out through the village of Tresillian and onto the Probus bypass. Ascend the hill and take the second turning on the right signposted to Tregony, Veryan and St Mawes. Stay on this road until you reach the village of Tregony and proceed over the narrow stone bridge turning left and proceed up towards the village centre into Fore Street. Number 6 can be found on the right hand side identified by our for sale board.

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.

DATA PROTECTION

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