



9A MILL LANE
TREGONY, TRURO
TR2 5RX

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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9A MILL LANE

TREGONY TRURO

TR2 5RX

END OF TERRACE COTTAGE IN DELIGHTFUL LOCATION

A four bedroom property situated in a quiet position with beautiful views over the valley below.

Parking for two cars, enclosed south west facing garden and rear courtyard.

Offered for sale with no onward chain. Porch, lounge, dining room, kitchen and w.c with four bedrooms, bathroom and w.c to the first floor.

Oil fired rayburn and double glazed windows.

EPC - E. Freehold. Council Tax - C.

GUIDE PRICE £365,000

Philip Martin

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

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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

9a Mill Lane is an end of terrace cottage which is situated in a wonderful location within the village, near the end of a lane which opens to a footpath, ideal for walking along the valley.

The property also enjoys a south west facing garden and parking for two cars as well as a rear courtyard. The house has been well maintained over the years and offers a good level of accommodation including four bedrooms, bathroom, w.c., lounge, dining room, kitchen and cloakroom.

It is acknowledged that certain aspects of the property are now a little dated but there is plenty of scope for upgrading if required. However the position of the house is superb and the views along and over the Fal valley.

The property has been let for many years and the current tenancy is due to finish in August 2024, hence the property is sold with no chain.

TREGONY

Tregony is a thriving community, sometimes referred to as the "gateway to the Roseland" and offering wide variety of amenities including a post office and shop, pub, Churches and both primary and secondary schools all within walking distance. 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.

The property lies within the designated Conservation Area of the village.



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

PORCH

HALL

LOUNGE

6.06 x 3.46 (19'10" x 11'4")

DINING ROOM

4.25 x 3.47 (13'11" x 11'4")

KITCHEN

3.28 x 2.48 (10'9" x 8'1")

REAR HALL

W.C.

Philip Martin



FIRST FLOOR

LANDING

MASTER BEDROOM

4.20 x 3.53 (13'9" x 11'6")

BEDROOM 2

3.51 x 3.49 (11'6" x 11'5")

BEDROOM 3

3.30 x 2.49 (10'9" x 8'2")

BEDROOM 4

2.49 x 2.54 (8'2" x 8'3")

BATHROOM

1.89 x 1.63 (6'2" x 5'4")

W.C.

OUTSIDE

There is parking for 2 cars and a gate opens to the sloping, south west facing garden. The garden enjoys wonderful views and is mainly laid to lawn. There is access to the rear where a courtyard houses the oil tank and garden shed.

SERVICES

Mains water, electric and drainage. Oil fired Rayburn.

COUNCIL TAX

Band C.

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 the A3078 on Tregony Bridge proceed up Tregony Hill into the village and at the top of the hill (just after passing the Almshouses on the right hand side) take the sharp left turning which then bends to the right and continues in the front of the cottages forming Mill Lane. Continue to the very bottom of the lane where 9a Mill Lane will be identified with a For Sale board displayed.

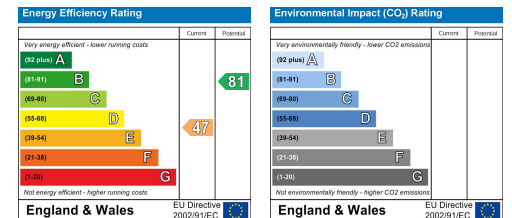
Approx Gross Internal Area
110 sq m / 1186 sq ft



First Floor
Approx 55 sq m / 593 sq ft

Ground Floor
Approx 55 sq m / 593 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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