



4 MANOR HOUSE  
FORE STREET

GRAMPOND  
TR2 4QW

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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# 4 MANOR HOUSE FORE STREET

GRAMPOUND  
TR2 4QW

GRADE II LISTED THATCH COTTAGE WITH GARDENS  
& PARKING

Situated in the heart of the historic village of Grampound.

An exciting opportunity to purchase a character cottage  
which boasts well proportioned rooms and huge potential.

Off road parking and a rear garden.

No chain and vacant possession.

OFFERS OVER £250,000

*Philip Martin*

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

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

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*Philip Martin*

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(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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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

This charming Grade II listed thatch cottage, located in the heart of the historic village of Grampond, presents an exciting opportunity to acquire a character-filled home. The property features well-proportioned rooms, a rear garden, and off-road parking, offering significant potential to create a superb village home. The property is available with no chain and vacant possession, this delightful cottage is ready for immediate occupancy.

## LOCAL HISTORY

In the past the little white river, part of the upper reaches of the river Fal which runs under the bridge at the bottom of Fore Street in Grampond, was a deep and busy waterway with a Roman encampment nearby. About 1,600 years ago the Romans built a great bridge here; in Norman times the bridge was called Grand Pont, by which name the village was known and from which its present name has evolved.

The tannery in Grampond has a rich history reflecting its importance in the local economy and community over the centuries. Grampond became known for its tanning industry, which played a significant role in its development. The tanning of leather in Grampond goes back to medieval, perhaps even Roman, times and the large cattle markets supplied the hides. From 1711 the Croggan tannery flourished in Grampond and until quite recently produced high quality leather by the traditional oak-bark method. Manor Tannery, to the rear of the Manor House, was owned by the Croggan family from 1711 and continued trading using the traditional oak bark tanning technique until its closure in 2000.



## GRAMPOND

The village of Grampond lies on the A390 between Truro and St. Austell and offers a variety of local facilities for daily needs including shop, church, primary school, pub, village amenities cafe and village hall with plays and bands. The village has the benefit of a regular bus service and is also close to

the picturesque attractions of the Roseland Peninsula and the south Cornish coast. The city of Truro with its fine Cathedral, major shopping centre and main line railway link to London (Paddington) is about nine miles. St. Austell is about six miles.

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



#### HALL

#### RECEPTION ROOM

5.16 x 4.30 (16'11" x 14'1")

#### SITTING ROOM

5.06 x 2.18 (16'7" x 7'1")

#### KITCHEN

5.06 x 2.18 (16'7" x 7'1")

#### REAR HALL

#### UTILITY

#### BATHROOM

#### FIRST FLOOR

#### BEDROOM 1

4.36 x 4 (14'3" x 13'1")

#### BEDROOM 2

4.56 x 4.25 (14'11" x 13'11")

#### BEDROOM 3

4.2 x 2.6 (13'9" x 8'6")

#### OUTSIDE

The property has parking at the rear as well as a small garden.

#### SERVICES

Mains electric, drainage and water.

#### 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.

#### COUNCIL TAX

Band D.

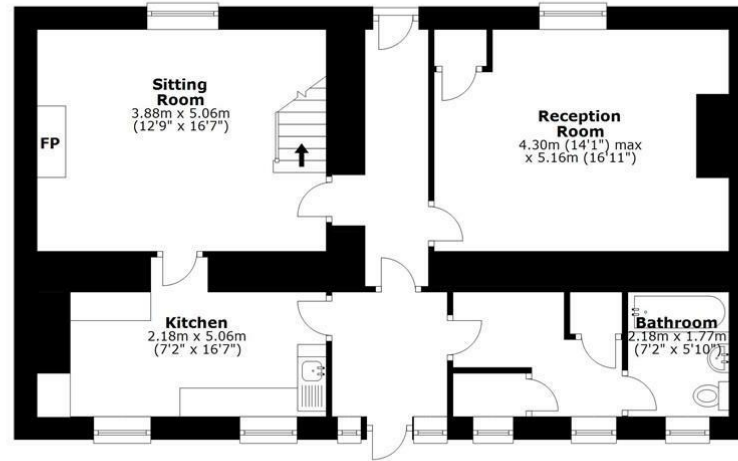
#### TENURE

freehold.

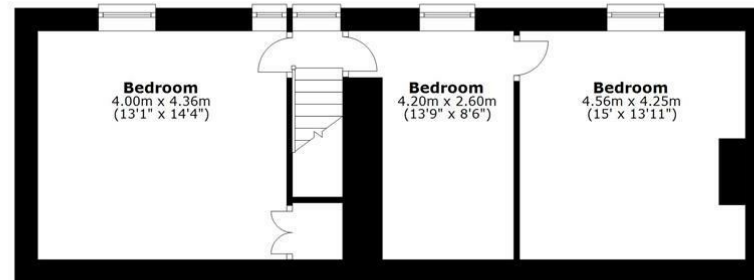
#### DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

**Ground Floor**  
Approx. 77.3 sq. metres (832.0 sq. feet)



**First Floor**  
Approx. 53.4 sq. metres (575.2 sq. feet)



Total area: approx. 130.7 sq. metres (1407.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such.  
Plan produced using PlanUp.

**4 Manor House, Grampound**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <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			
		68	5
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <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 environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		





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