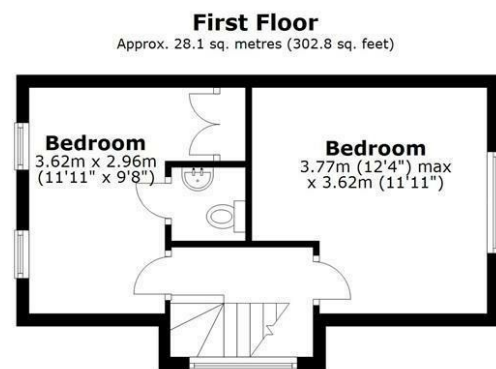
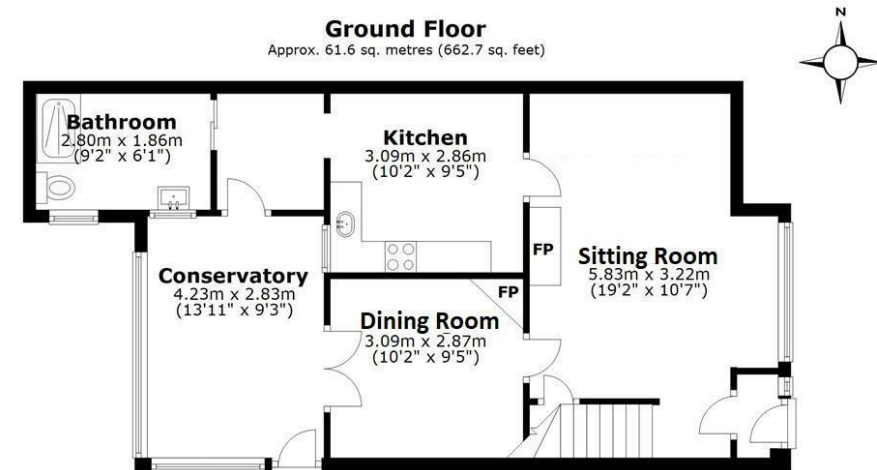


GRAMPOUND ROAD



Total area: approx. 89.7 sq. metres (965.4 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.

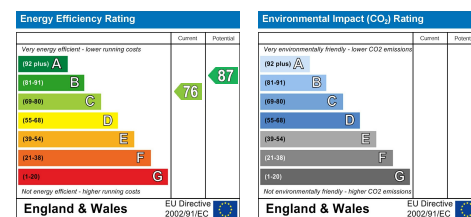
Plan produced using PlanUp.

Laddenvean, Grampond Rd

KEY FEATURES

- Two Bedrooms
- Dining Room
- Conservatory
- Parking For 2 Cars
- Gas Central Heating
- Sitting Room
- Kitchen
- Shower Room
- Large Enclosed Garden
- No Chain

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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



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LADDENVEAN, GRAMPOUND ROAD, TRURO, TR2 4EA BEAUTIFULLY PRESENTED DETACHED HOUSE WITH LARGE GARDEN

Occupying a very large plot on the edge of the village adjoining fields at the rear.
Individual detached house with two bedrooms, sitting room, dining room, kitchen, conservatory, bathroom and additional w.c.
Driveway parking.

Enclosed mature garden enjoying a sunny aspect.
Planning permission previously granted for a third bedroom and bathroom upstairs.
Photovoltaic panels. Mains gas central heating. Double glazing.
NO CHAIN. Freehold. Council tax Band C. EPC - F

GUIDE PRICE £285,000

GENERAL COMMENTS

Laddenvean is an individual detached house located on the edge of Grampound Road village, close to the primary school and within walking distance of the cricket club, shop and post office. It was built in the very early 1900s and is believed to have originally been built as one of two gate house's for a grand mansion that was going to be built in land further to the west but was never built. The property occupies a large plot and has been transformed by the current owners who purchased Laddenvean in 2020 when it required complete refurbishment. It is now beautifully presented and retains much charm and character with modern improvements including the addition of mains gas central heating, double glazing, photovoltaic panels that reduce electricity bills, new kitchen and shower room and the addition of a w.c on the first floor. Planning permission was granted by Cornwall Council in 2019 to extend to create a third bedroom but this lapsed in July 2022 but it is likely to be passed if re-applied for - further information is available from the agent. The accommodation includes: sitting room with feature open fireplace, kitchen, dining room, conservatory, ground floor shower room and two first floor bedrooms, one has a w.c. The previous planning permission granted included creating a third bedroom and shower room on the first floor.

The garden is private, backs onto fields and enjoys a sunny south westerly aspect. There are far reaching views over the surrounding countryside. A front drive provides parking for two cars. An internal viewing is essential.

LOCATION

Grampound Road is a thriving community just over a mile from the A390 Truro to St. Austell road. There is a good range of village facilities including an excellent post office and general store, primary school and cricket club with bar. Further facilities are available in the nearby villages of Probus and Grampound, whilst the city of Truro with its Cathedral and fine shopping centre is about eight miles away. The village is located in a very central location and therefore convenient for access throughout the County.

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



ENTRANCE PORCH

Half glazed entrance door and side window. Door opening to:-

SITTING ROOM

19'1" x 10'6" (5.83m x 3.22m)

Double glazed window overlooking the front garden. Feature open fireplace with attractive surround and tiled inset. High ceiling with picture rail and central light. Three radiators. Stairs leading to the first floor with storage cupboard below. Telephone point. Doors to kitchen and dining room.

KITCHEN

10'1" x 9'4" (3.09m x 2.86m)

Range of base and eye level freestanding kitchen units. Copper circular sink with mixer tap over. Bosch dishwasher, Rangemaster double oven with ceramic hob over. Gorenje fridge/freezer. Feature spotlights. Window to rear with views of the garden through the conservatory. Tiled floor,

REAR LOBBY

Tiled floor. Partly glazed door leading to the conservatory and door to:-

SHOWER ROOM

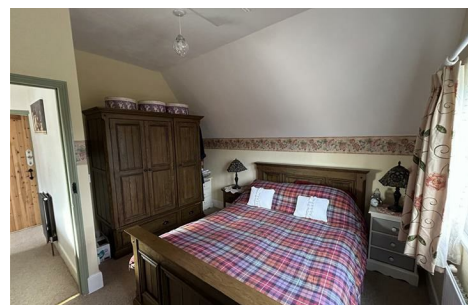
9'2" x 6'1" (2.80m x 1.86m)

A tiled room with white suite comprising low level w.c., double shower with tiled surround, wash hand basin, heated towel rail. Two windows to rear.

CONSERVATORY

13'10" x 9'3" (4.23m x 2.83m)

Double glazed windows and glass roof. Views over the rear garden. Worktop with Hotpoint tumble dryer and Beko washing machine below. Radiator. Tiled floor. Half glazed door leading to the garden and glazed doors opening to:-



DINING ROOM

10'1" x 9'4" (3.09m x 2.87m)

Tiled fireplace with hearth, radiator. Tiled floor. Door opening to entrance hall.

FIRST FLOOR

LANDING

Double glazed window to side, radiator, storage cupboard.

BEDROOM 1

12'4" x 11'10" (3.77m x 3.62m)

Double glazed window to front enjoying rural views. Radiator.

BEDROOM 2

11'10" x 9'8" (3.62m x 2.96m)

Two double glazed windows overlooking the rear garden with pleasant far reaching views over the surrounding countryside. Built in wardrobe. Radiator. Door to:

W.C

Low level w.c, wash hand basin. Worcester gas fired central heating boiler.

OUTSIDE

At the front is a driveway providing parking for two cars in tandem. A pathway leads to the front door and there is gently sloping enclosed lawned garden with flower beds and mature shrubs and plants including hydrangeas. A gate opens into the side of the house to a concrete hard standing where previously a single garage was located.

REAR GARDEN

The large level rear garden is a delight and enjoys a sunny aspect. The garden backs onto open fields and is predominantly lawn with many shrubs and plants including roses, lilac, bay, holly and fuchsias. There is a concrete sitting out area and a useful shed. There is access into the garden from the conservatory.

SERVICES

Mains water, gas and electricity are connected. Private drainage.

N.B

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

DIRECTIONS

Proceed into Grampound Road village from the A390 Truro to St Austell road at New Stables. Laddenvean is located at the start of the village on the left hand side where a Philip Martin board has been erected.

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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