



LELISSICK VIEW  
THE GREEN  
PROBUS  
TR2 4LP

LELISSICK  
VIEW

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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# LELISSICK VIEW THE GREEN PROBUS TR2 4LP

DETACHED HOUSE SITUATED ON OUTSKIRTS OF POPULAR VILLAGE

This modern four bedroom detached house is situated in a quiet location within Probus; enjoying rural views to the rear, yet is within a stone's throw of amenities and a bus stop.

The dwelling was constructed just over fifteen years ago and was built to a very high standard including natural slate flooring, granite worktops, bespoke oak framed porch and a fantastic sun lounge.

Immaculately presented throughout, the accommodation includes; kitchen/dining room, utility, cloakroom, sitting room, sun room, four bedrooms (master en-suite) and a shower room. There is a driveway providing off road parking, gardens to the front and rear, as well as an additional private garden.

EPC - C. Freehold. Council Tax - D.

GUIDE PRICE £500,000

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PHILIP MARTIN

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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.

## THE PROPERTY

Lelissick View is an attractive four bedroom detached house situated in a delightful setting on the edge of Probus village. The location is known as one of the best within the village for its peaceful nature and fantastic countryside views. Upgraded and modernised to a high standard during the current ownership, including a sun room to the rear, high specification kitchen suite and a lovely front porch, the property is a fantastic modern home, yet with traditional and charming features. There are four bedrooms with the master having an en-suite shower room and a separate shower room to the first floor; with a sitting room, kitchen/dining room, sun room, utility room and a cloakroom to the ground floor. Outside there is a very useful outbuilding to the front which is ideal for storage purposes; multiple log stores and a front garden that is enclosed behind an attractive stone wall which catches the morning sun. A driveway sweeps around the side of the property, leading to the rear where there is parking for two vehicles, with steps leading up to the 'secret garden' that provides a completely enclosed space, laid to lawn with mature shrubs and trees; as well as a timber shed.

## PROBUS

Probus is a thriving community approximately six miles east of Truro and a little further west of St. Austell. The village has an excellent range of everyday facilities including Parish Church, public house, primary school, farm shop, general stores with post office, village hall, Chinese and Indian takeaways and even a fish and chip shop. A very regular bus service connects to both St. Austell and Truro and here there are a wider range of facilities including banks, building societies, schools, colleges and main line railway link to London (Paddington). The village is also easily accessible to the picturesque Roseland Peninsula and many of the beaches along the south Cornish coast.

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

## GROUND FLOOR

### ENTRANCE PORCH

Pedestrian front gate leads up to the front solid oak stable door with natural slate step where a wonderful bespoke oak framed, slate roofed entrance porch proceeds into the property.

### ENTRANCE HALLWAY

Natural slate floor throughout with stairs rising to the first floor and doors into;



### KITCHEN/DINING ROOM

5.50m x 3.24m (18'0" x 10'7")

A beautiful, dual aspect kitchen/dining room with natural slate flooring window to front and side enjoying far reaching views. Comprising a range of bespoke base and eye level units with soft close doors and drawers with granite worktops over. Integrated appliances including twin AEG built in ovens, dishwasher, Villeroy & Boch double ceramic sink with drainer fitted and Quoker tap providing instantaneous boiling water. AEG induction hob with AEG extractor fan. Stainless steel light switches and sockets and door into under stairs storage/larder.

### UTILITY ROOM

2.47m x 1.93m (8'1" x 6'3")

A useful space with natural slate floor and fitted with bespoke units with Villeroy & Boch inset sink with granite worktop over. Plumbing for washing machine and space for fridge/freezer. Radiator. Cupboard housing gas boiler and door into sun room and;

### CLOAKROOM

2.35m x 0.97m (7'8" x 3'2")

With natural slate floor fitted with wall mounted vanity hand wash basin with tiled splashback and low level w.c. Extractor fan. Window to side. Heated towel rail.

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#### SUN ROOM

5.18m x 3.20m (16'11" x 10'5")  
A west facing sun lounge to the rear of the property fitted with natural slate flooring and double sliding doors giving access to the rear courtyard with parking and garden beyond. Feature wood burning stove and bench seat radiator.

#### SITTING ROOM

5.50m x 3.55m (18'0" x 11'7")  
Dual aspect sitting room with window to front and doors into sun room. Feature gas fireplace set into lined chimney breast with slate hearth. Radiator.

#### FIRST FLOOR

##### LANDING

Access to loft, airing cupboard with radiator and doors into;

##### BEDROOM ONE

3.69m x 3.18m (12'1" x 10'5")  
Double bedroom with window to front and radiator. Door into;

##### EN-SUITE

2.17m x 1.66m (7'1" x 5'5")  
A modern shower room suite with tiled flooring and with bespoke integrated hand wash basin frosted glazed splashback and low level w.c. Tiled, spacious shower cubicle. Dual controlled heated towel rail, skirting lights and extractor fan.

##### BEDROOM TWO

3.49m x 2.60m (11'5" x 8'6")  
Double bedroom with window to front and radiator.

##### BEDROOM THREE

3.14m x 2.56m (10'3" x 8'4")  
A double bedroom that is currently set up as a study/home office with window to rear, enjoying a countryside view. Radiator.

##### BEDROOM FOUR

2.72m x 2.46m (8'11" x 8'0")  
Currently occupied as a walk in wardrobe comprising bespoke fitted Sharps units with window to rear enjoying a lovely view. Radiator.

##### SHOWER ROOM

2.03m x 1.66m (6'7" x 5'5")  
A modern shower room suite with tiled flooring and with integrated hand wash basin and low level w.c. with frosted glazed splashback. Fully tiled double walk in shower cubicle. Window to side. Dual controlled heated towel rail, skirting lights and extractor fan.

#### OUTSIDE

A pedestrian gate and pebbled pathway leads to the front porch and door with a raised, level lawn which is very private and enjoys the morning sun. There is side access leading to the rear of the property whereby there is a patio courtyard garden with fencing around the perimeter. A wooden gate steps up to the driveway where there is parking for at least two vehicles and beyond this is the 'secret garden' which is incredibly private and enjoys lovely rural views. Laid to lawn, there are many mature shrubs and trees as well as a useful timber shed.

#### OUTBUILDING

Located at the front of the property, this useful outbuilding provides a great space for storage purposes that could be utilised as a workshop or home office with light and power connected. Currently split into two sections, this could be altered to create one larger space.

#### SERVICES

Mains water, electric, drainage and gas.

Please note - the drainage is pumped from property up to the mains sewerage within The Green.

#### N.B

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

#### COUNCIL TAX

D.

#### TENURE

Freehold.

#### DIRECTIONS

Proceed into Probus village from the Truro direction and take the second left hand turning into The Green and first right. Lelissick View will be found towards the end of the lane on the left hand side.

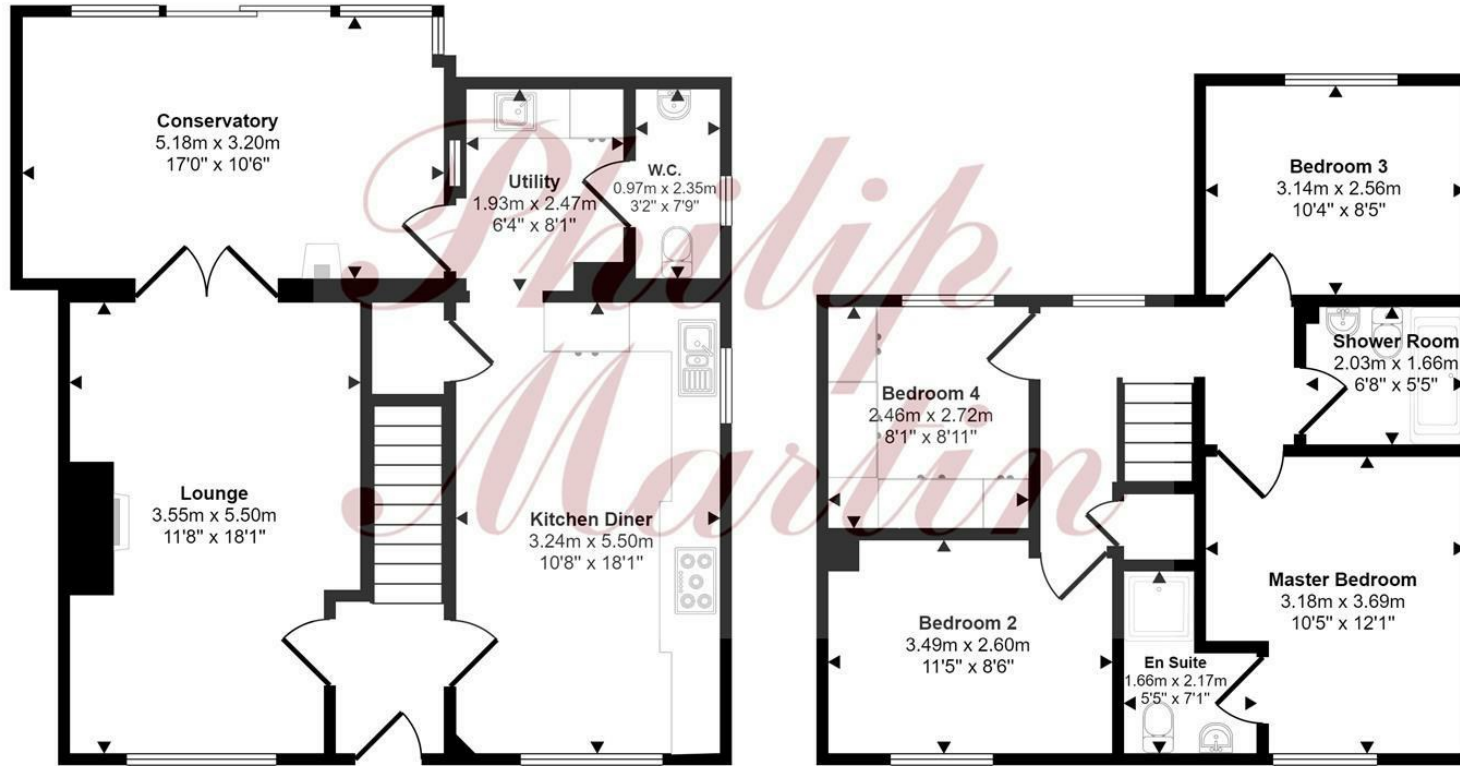
#### VIEWING

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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Approx Gross Internal Area  
122 sq m / 1315 sq ft



Ground Floor  
Approx 71 sq m / 761 sq ft

First Floor  
Approx 51 sq m / 553 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.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions						
92-100 (A)	92-100 (A)			92-100 (A)			
81-91 (B)	81-91 (B)			81-91 (B)			
69-80 (C)	69-80 (C)			69-80 (C)			
55-68 (D)	55-68 (D)			55-68 (D)			
39-54 (E)	39-54 (E)			39-54 (E)			
21-38 (F)	21-38 (F)			21-38 (F)			
1-20 (G)	1-20 (G)			1-20 (G)			
Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions						
		78	87				
England & Wales	England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	England & Wales	England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC





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