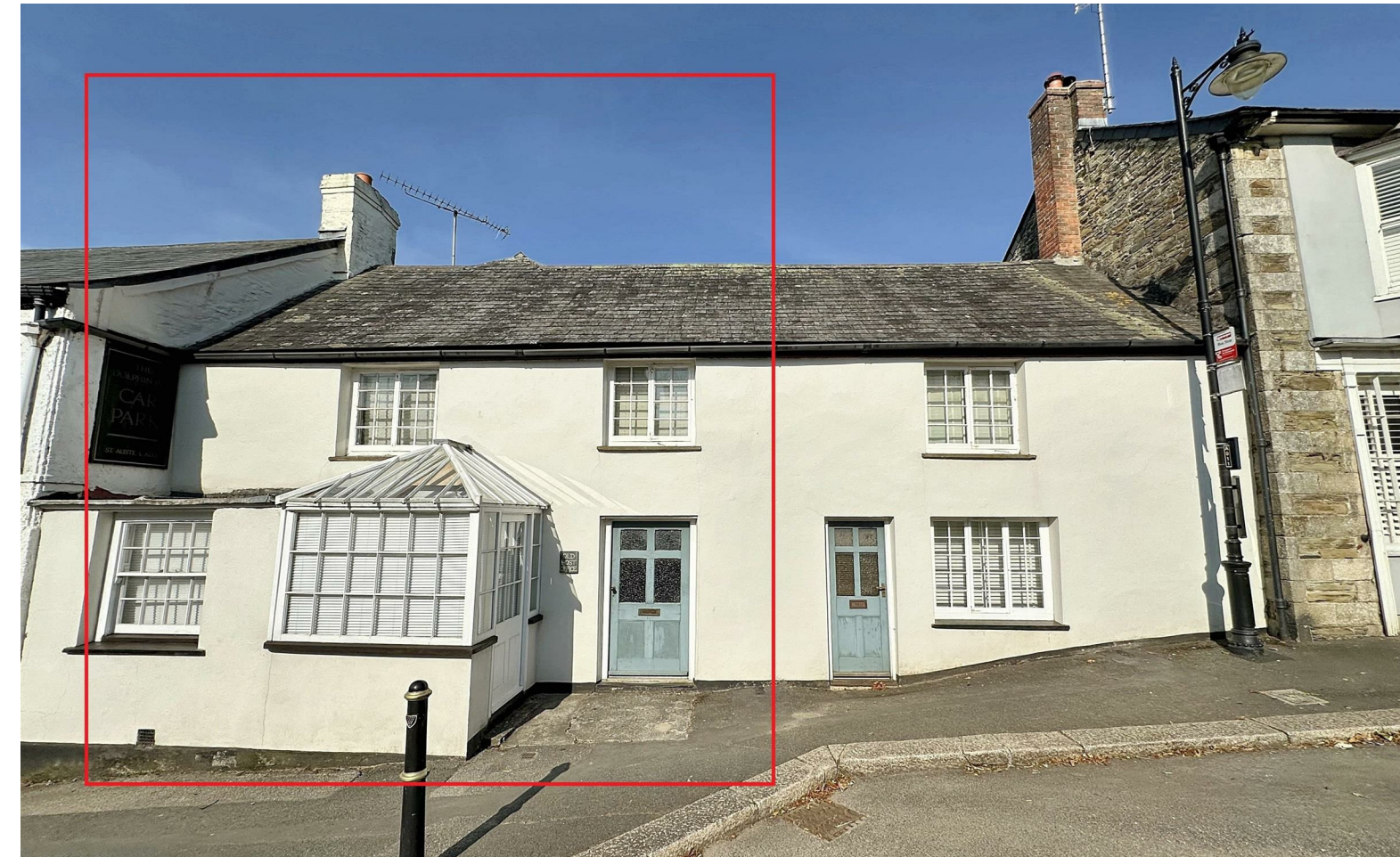
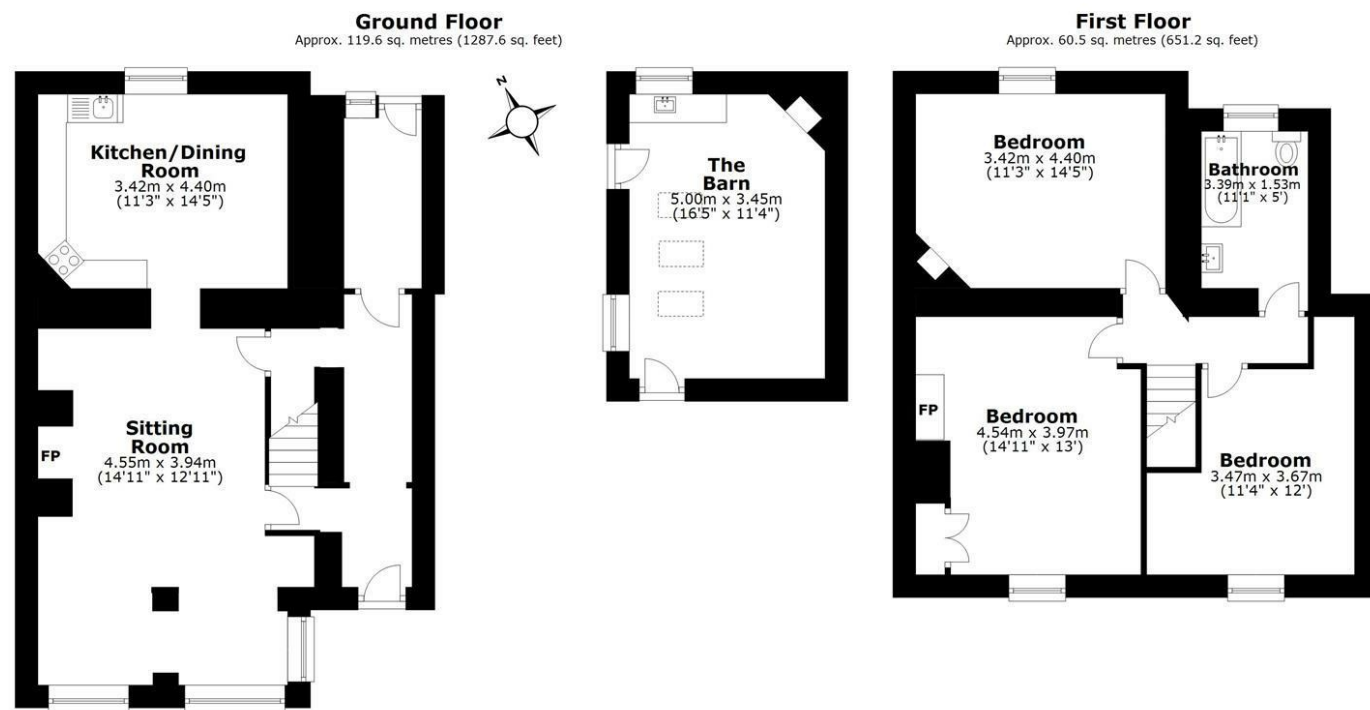


FORE STREET, GRAMPOUND

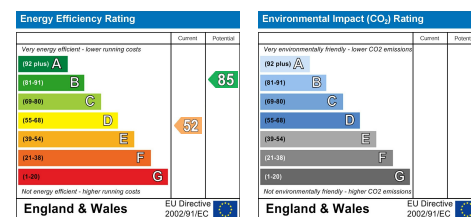


KEY FEATURES

- MID TERRACE
- THREE BEDROOMS
- SITTING ROOM
- KITCHEN/DINING
- BATHROOM

ENERGY PERFORMANCE RATING

- ADDITIONAL CONVERTED BARN
- GARDEN & PARKING
- CHARMING FEATURES
- POPULAR VILLAGE LOCATION
- VIEWING HIGHLY RECOMMENDED



CONTACT US

9 Cathedral Lane
Truro
Cornwall
TR1 2QS

01872 242244

sales@philip-martin.co.uk

3 Quayside Arcade
St Mawes
Truro
Cornwall
TR2 5DT

01326 270008

stmawes@philip-martin.co.uk

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



THE OLD POST OFFICE FORE STREET, GRAMPOUND, TRURO, TR2 4RR THREE BEDROOM PROPERTY WITH ADDITIONAL CONVERTED BARN

This three bedroom Grade II Listed terrace property is situated in the heart of Grampound, a popular village between Truro and St Austell. The property occupies a generous plot with gardens and parking to the rear, whilst internally is larger than first apparent with three double bedrooms. There are multiple outbuildings, including a beautifully converted barn that is very versatile and could also provide income potential. In all, the accommodation includes; sitting room, kitchen/dining room, three double bedrooms and a bathroom. There is a generous rear garden, initially laid to patio with a path leading to a lawn area whereby there is also off road parking.

EPC - E. Freehold. Council Tax - B.

GUIDE PRICE £275,000

THE PROPERTY

The Old Post Office is a Grade II Listed three bedroom terrace property situated in the popular village of Grampound. Much larger than first apparent, comprising three double bedrooms and with a large rear garden, the property would service a family looking to live within the environs of the village with a range of amenities on the doorstep including the primary school. In need of general modernisation, the accommodation includes; entrance hall, sitting room and kitchen/dining room to the ground floor with three double bedrooms and a bathroom to the first floor. There is a generous rear garden laid to a combination patio and lawn with multiple outbuildings providing ample storage facilities. There is also a brilliant barn conversion in the garden that provides a versatile additional space; viewing is highly recommended.

GRAMPOUND

The village of Grampound 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. 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):

GROUND FLOOR

ENTRANCE HALLWAY



SITTING ROOM

14'11" x 12'11" (4.55m x 3.94m)
Windows to front. Feature fireplace housing wood burning stove.

KITCHEN/DINING ROOM

14'5" x 11'2" (4.40m x 3.42m)
Tiled flooring and comprising a range of base and eye level units with worktops over and tiled splashbacks. Free standing cooker with extractor fan over. Plumbing for washing machine and space for undercounter fridge. Inset sink and drainer. Window to rear. Ample space for dining table.

REAR HALLWAY

Currently used as a storage space however could be utilised as a utility with door to rear garden.

FIRST FLOOR

LANDING

BEDROOM

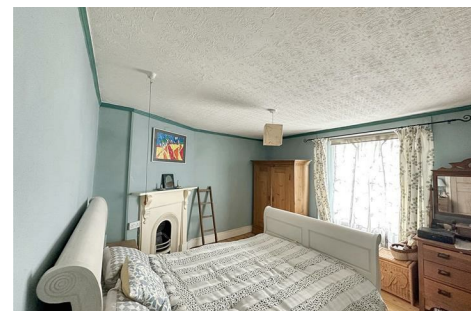
14'5" x 11'2" (4.40m x 3.42m)
Window to rear with timber flooring. Original feature fireplace.

BEDROOM

14'10" x 13'0" (4.54m x 3.97m)
Window to front with timber flooring and a fitted cupboard. Original feature fireplace.

BEDROOM

12'0" x 11'4" (3.67m x 3.47m)
Window to front with timber flooring.



BATHROOM

11'1" x 5'0" (3.39m x 1.53m)
Comprising bath with shower over, wall mounted hand wash basin and low level w.c. Window to rear. Extractor fan.

OUTSIDE

There is a generous rear garden that is initially laid to patio providing access to the barn. A pathway provides further access to the range of outbuildings including a gardeners toilet, washing machine shed, wood store and garden store providing ample useful facilities. To the rear of the garden is a private section of lawn that enjoys the sunny aspect with a further patio seating area. There is gated access leading to the off road parking.

BARN

16'4" x 11'3" (5.00m x 3.45m)
A beautifully and sympathetically converted barn providing an incredibly versatile space that could be used as an additional reception room, home office/studio or could even be used for income potential. Full of character, with vaulted beamed ceilings and also benefitting from underfloor heating; this is a unique space.

SERIVCES

Mains water, electric and drainage.

N.B

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

COUNCIL TAX

B.

TENURE

Freehold.

DIRECTIONS

Proceed in to the village of Grampound and The Old Post Office will be found in the middle of the village on the left hand side opposite the turning to Creed.

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

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.