



PERNICKETY

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

*Philip Martin*



PERNICKETY  
FORE STREET  
PROBUS  
TR2 4LY

DETACHED VILLAGE HOUSE

A lovely family home with large, light and spacious rooms situated in a pleasant position backing onto open countryside.

Parking, garage and a rear garden overlooking fields and woodland.

Three first floor bedrooms (Master en-suite) and a ground floor study/occasional bedroom.

Now in need of some general modernisation but with central heating and double glazing throughout.

GUIDE PRICE £459,950

*Philip Martin*

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

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

**E:** [sales@philip-martin.co.uk](mailto:sales@philip-martin.co.uk)

**www.philip-martin.co.uk**



The particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or for the Vendor whose agents they are, give notice that:

(a) Whilst every care has been taken in 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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.

## GENERAL COMMENTS

Pernickety is an attractive detached modern house which is situated along Fore Street in a very pleasant position which backs onto open countryside at the rear. The property is larger than apparent from outside with large light and spacious rooms ideal for family living. The ground floor offers a spacious entrance hall with a cloakroom, delightful triple aspect sitting room with countryside views at the rear, dining room, kitchen/breakfast room and an office or possible fourth bedroom. There are three double bedrooms and the master offers space for wardrobes as well as an en-suite bathroom. Furthermore there is a bathroom and the property is double glazed throughout with oil fired central heating.

The property is approached via metal gates which open on to the driveway providing ample parking for several cars as well as access to the garage. The gardens lie to the rear of the house and offer a pleasant sitting out area with the open countryside beyond which enjoys the sunsets in the summer months.

## 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):

### ENTRANCE HALL

3.25 x 2.00 (10'8" x 6'7")

Stairs rising to first floor, window to front aspect, matwell, radiator and archway to inner hall.

### CLOAKROOM

With space for cloaks and shoes, half tiled walls with obscured window to front, low level w.c., pedestal wash hand basin and radiator.

### SITTING ROOM

7.17 x 4.37 (23'6" x 14'4")

A delightful triple aspect room with french style patio doors opening onto the rear garden, feature fireplace with stone surround, slate hearth with timber mantle over and two radiators. Double multi paned doors opening to:-

### DINING ROOM

3.61 x 3.18 (11'10" x 10'5")

Window overlooking the rear, radiator, understairs storage cupboard and door to hall.



*Philip Martin*

### INNER HALL

1.95 x 1.75 (6'5" x 5'9")

Double multi paned doors opening to:-

### BREAKFAST ROOM

3.18 x 2.28 (10'5" x 7'6")

With door to study and open plan to the kitchen.

### KITCHEN

4.48 x 3.58 (14'8" x 11'9")

A well appointed kitchen fitted with a good range of base and eye level

wall units including drawers and cupboards with two display cupboards and breakfast bar, worktop over with one and a half sink and drainer inset. Built-in appliances include integral fridge and freezer, Hotpoint oven and grill with four ring electric hob and extractor hood over. Windows and door opening onto rear garden, door to garage and to:-

### STUDY/BEDROOM 4

2.57 x 1.93 (8'5" x 6'4")

Window overlooking the rear enjoying views and radiator.

### FIRST FLOOR

*Philip Martin*



#### LANDING

With access to loft and large store cupboard measuring 1.68m x 1.47m. Radiator.

#### BEDROOM 1

4.68 x 4.42 (15'4" x 14'6")

Window to front, radiator and space for large wardrobes.

#### EN-SUITE

2.65 x 2.41 (8'8" x 7'11")

Fully tiled with obscured window to rear, low level w.c, pedestal wash hand basin, panelled bath with Mira Excel shower over, radiator, linen cupboard and obscured window to rear.

#### BEDROOM 2

5.38 x 3.08 (17'8" x 10'1")

Window to front, radiator, study space and wardrobes.

#### BEDROOM 3

4.00 x 3.41 (13'1" x 11'2")

Window overlooking the rear with the lovely views and radiator.

#### BATHROOM

2.57 x 1.68 (8'5" x 5'6")

With low level w.c, pedestal wash hand basin, bath with shower over, towel rail and obscured window to rear.

#### GARAGE

5.08 x 4.08 (16'8" x 13'5")

Metal up and over door and window to rear. Space for utilities such as fridge, freezer, space and plumbing for washing machine, wash hand basin and Worcester oil central heating boiler.

#### OUTSIDE

The property is approached through metal gates with a low stone front wall onto the tarmac driveway which provides parking for several cars with access to the single garage.

A path leads around both sides of the property to the rear where there is an area of lawn and two patio areas, ideal for sitting out and enjoying the views.

#### SERVICES

Mains water and electricity. Oil central heating and private drainage.

#### 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. Fax: 01872 264007 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

#### DIRECTIONS

Proceeding up through the village from the Truro direction past the petrol station on the right hand side and Pernickety can be easily identified on the left shortly afterwards where a Philp Martin for sale sign board has been erected.

#### DATA PROTECTION

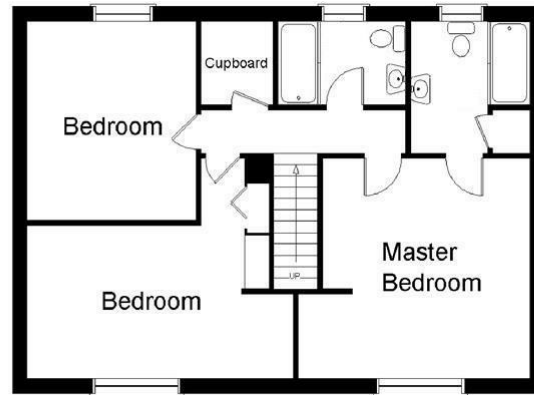
We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at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

#### COUNCIL TAX

Band E

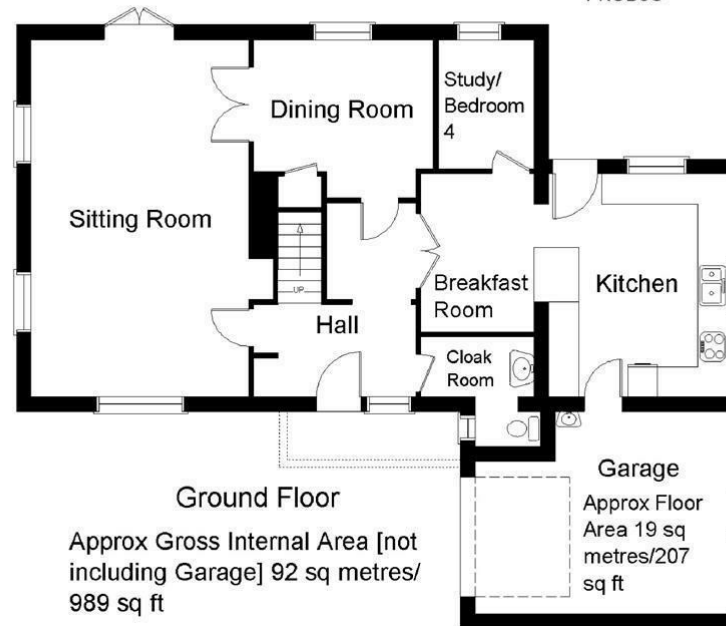
#### TENURE

Freehold



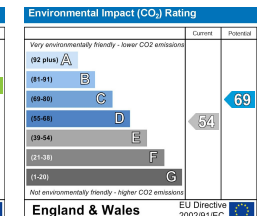
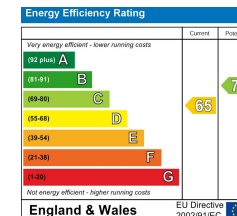
**First Floor**  
 Approx Gross  
 Internal Area 73 sq  
 metres/788 sq ft

PERNICKETY,  
 PROBUS



**Ground Floor**  
 Approx Gross Internal Area [not  
 including Garage] 92 sq metres/  
 989 sq ft

**Garage**  
 Approx Floor  
 Area 19 sq  
 metres/207  
 sq ft







PHILIP MARTIN

Truro 01872 242444 St Auston 01326 270008 [www.philip-martin.co.uk](http://www.philip-martin.co.uk)

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

*Philip Martin*