



31 GWEL AN NANS

PROBUS, TRURO

TR2 4ND

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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PROBUS TRURO

TR2 4ND

BEAUTIFULLY FINISHED DETACHED HOUSE IN
EXCELLENT VILLAGE LOCATION

Completely refurbished throughout with landscaped
gardens, garage and off road parking for two cars.

Light and spacious accommodation with far reaching
views to the front and a generous rear garden which is
absolutely stunning.

Finished to a very high standard and a viewing is highly
recommended.

GUIDE PRICE £360,000

Philip Martin

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

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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.

GENERAL COMMENTS

This beautifully finished detached house, situated in an excellent location within the village, has been completely refurbished and renovated to an exceptional standard throughout, offering light and spacious accommodation with breath taking views from the front over the surrounding countryside. The property features three bedrooms, a modern bathroom on the first floor, and a dual aspect lounge, along with a stylish kitchen/dining room and cloakroom on the ground floor.

The landscaped gardens to the rear enhance the property tremendously, providing a simply stunning outside area which is rare for a property in this price bracket. The current owners have created a great entertaining space with lawned gardens, gravelled paths and stone walling as well as a raised seating area which enjoys a west facing aspect to enjoy the views and the afternoon and evening sun. Additionally, the home includes a garage and off-road parking for two cars.

This feels like a very modern house which is testament to the renovation works by the current owners and a viewing is highly recommended to appreciate this outstanding property.

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

Opening from the front porch with stairs to first floor and under stairs built in utility area with freezer, cupboard, worktop and space for tumble dryer.

LOUNGE

4.53 x 3.33 (14'10" x 10'11")

A lovely dual aspect lounge with views to the front and the rear.

DINING ROOM

2.6 x 2.49 (8'6" x 8'2")

Open plan to the kitchen with double doors to the garden.

KITCHEN

2.61 x 2.36 (8'6" x 7'8")

Fitted with a range of units, worktop over with ceramic sink and drainer inset. Built in fridge/freezer, dishwasher, washing machine and oven.

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FIRST FLOOR

Landing space with picture window looking over the front with views beyond.

MASTER BEDROOM

2.8 x 4.66 (9'2" x 15'3")

A dual aspect room with built in wardrobes.

BEDROOM 2

3.6 x 2.66 (11'9" x 8'8")

Window overlooking the rear garden and built in wardrobes.

BEDROOM 3

2.67 x 1.86 (8'9" x 6'1")

Window to the rear gardens.

BATHROOM

2 x 1.81 (6'6" x 5'11")

A modern white suite with bath and shower over, w.c. and wash hand basin.

OUTSIDE

The property is approached via a shared driveway which provides access to the garage and parking.

The front garden with low stone wall and small lawn leads to the front door with an attractive porch.

The rear gardens consist of a gravelled path with steps which ascend to the main lawned garden with sitting out area and built in BBQ. Stunning stone walls with barked chippings above provide a raised area from where there are views over the garden and far reaching views over the surrounding countryside. Facing south west, the gardens enjoy a very sunny aspect for the majority of the day and offer a space safe for children and pets as well as the option for any new owner to create a garden to suit themselves.

GARAGE

4.62 x 2.45 (15'1" x 8'0")

With light and power, storage above, main up and over to and pedestrian door into the rear garden.

SERVICES

Mains gas, electric, water and drainage.

COUNCIL TAX

Band C

TENURE

Freehold

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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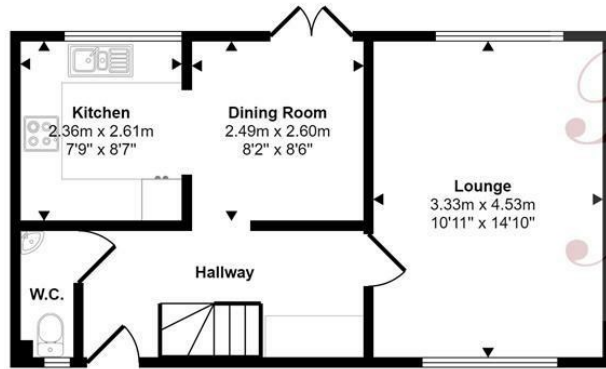
DIRECTIONS

Proceed into the village from the Truro direction (avoiding the Probus bypass) and take the right hand turning after the petrol station into Treviglas Lane. Proceed down the hill and turn left into Gwel An Nans and continue towards the end of the development where 31 Gwel An Nans is easily identified by a Philip Martin sale board.

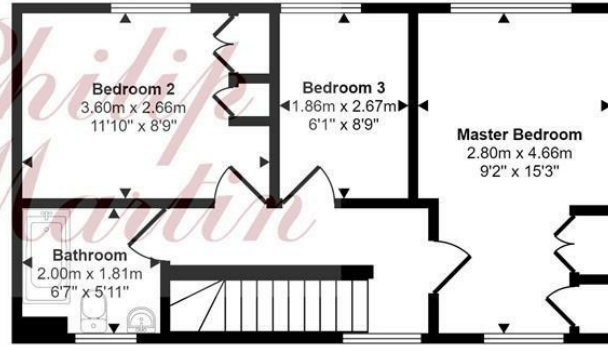




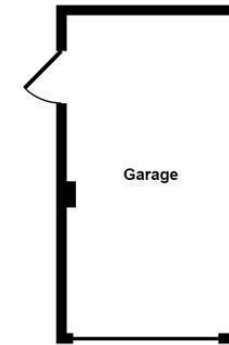
Approx Gross Internal Area
89 sq m / 963 sq ft



Ground Floor
Approx 38 sq m / 414 sq ft

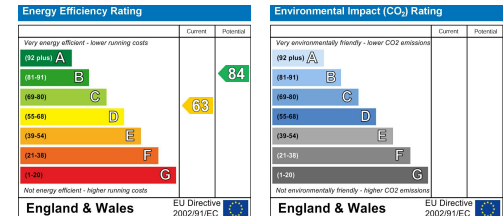


First Floor
Approx 40 sq m / 427 sq ft



Garage
Approx 11 sq m / 122 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.







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