



PONSMUR COTTAGE

PEPO LANE

GRAMPOUND

TR2 4RP

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



PONSMUR COTTAGE

PEPO LANE

GRAMPOUND

TR2 4RP

DETACHED MODERN HOUSE SOLD WITH NO CHAIN

Ponsmur Cottage is a three bedroom detached property situated in the popular village of Grampound. Set back from the main-thoroughfare, the property was constructed only ten years ago and therefore offers contemporary living accommodation with a charming cottage feel.

Well presented throughout, in all, the accommodation comprises; entrance hall, sitting room, conservatory, kitchen/dining room, rear porch and a wet room to the ground floor with three bedrooms and a bathroom to the first floor. There is a driveway providing off road parking, a single garage with a utility room to the rear, and a completely enclosed rear garden.

Sold with no chain, internal viewing is highly recommended to appreciate this rare opportunity.

EPC - B. Freehold. Council Tax - C.

GUIDE PRICE £450,000

Philip Martin

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

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

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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

THE PROPERTY

Ponsmur Cottage is a three bedroom detached house situated in a non estate location in the popular village of Grampound. Set back from the main-thoroughfare of the village, the property is very unique having only been constructed 9 years ago. The property has a modern, contemporary feel throughout, benefitting from underfloor heating to the ground floor, modern kitchen and bathroom suites and high levels of insulation; yet also has a character cottage feel with sash windows and stone elevations. In all, the accommodation comprises; entrance hall, kitchen/dining room, sitting room, conservatory, wet room and a rear porch to the ground floor with three bedrooms and a bathroom to the first floor. There is a driveway providing off road parking leading to the garage which also has a utility room to the rear (that could also be converted into a useful home office). The rear garden is completely enclosed and laid to a combination of patio for outdoor dining and a level lawn. The gardens are very mature with multiple shrubs and trees creating plenty of privacy; as well as a four tiered pond and useful outbuilding.

The dwelling provides a traditional look and feel of a warm country cottage with the advantage of being an energy efficient low maintenance modern home with light airy contemporary features, high ceilings, mains gas and underfloor heating. This individual detached house built by a local builder in 2014, is perfect for those looking for a semi rural, but not isolated village location close to Truro. It is set on a quiet lane at the back of the village on its own unique secluded and peaceful plot with south facing gardens and features providing the perfect backdrop for indoor/outdoor living.

Approaching the property there is a newly constructed eco resin driveway and attached garage with outside tap where the current owners enjoy workshop space and external office facilities (ethernet hardwire connection) with some eaves storage. The rear terrace is a delightful suntrap for providing the perfect space for quiet reflection and alfresco dining. The backdrop of a high artisan crafted honey slate wall, now maturing with plants and wildlife, extends around to the front of the property along one of the two side pathways. Further parking, if required is afforded immediately on the lane outside the cottage.

The property is offered for sale with no onward chain.



GRAMPOUND

Grampound is located in a very central position in Cornwall allowing for easy access across the county but more locally to the delightful Roseland Peninsula and is conveniently located between Truro and St Austell. Grampound is a very pretty village with a variety of architectural styles and sympathetic to limited low key quality housing development. It is home to a number of

businesses including an ear clinic, pub, shop, cafe, kitchen joinery workshop and dog care/walking services. The Dolphin Inn is very active in the community with regular quiz nights and serves great food. There is a well attended outdoor bowls club, football pitch and children's playground with public toilets and a full calendar of events in the village hall which sits next to the village school. Swimming pools, gym facilities and clubs are available both on private holiday sites and in local sports centres whilst

Philip Martin



watersports, sailing and fishing is well provided for across the area. Grampound has a fascinating history and to support this is a dedicated museum run by volunteers. The River Fal runs through the village providing for lovely woodland riverside walks where playground and nature educational areas have recently been created for the benefit of children and families. There is an excellent local bus service connecting with towns and train stations there is a national coach route to Plymouth, Exeter and London which runs daily through the village. A garden nursery, numerous farm shops and both the Trewithen and Tregothnan Estates are also close by. The nearest supermarket is Waitrose which is located next to the Cornish Food Store and a home delivery service is available. The nearby villages of Tregony and Probus offer further facilities including a secondary school and large medical centre as well as food takeaways and a post office and petrol station.

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

GROUND FLOOR

LED spot lights throughout with gas central heating and underfloor heating on the ground floor, operated on separate thermostats. Sash windows throughout.

ENTRANCE HALL

Upon entering through the slate covered porch into the front hallway is immediate access to a tiled downstairs wet room with newly installed modern flooring.

KITCHEN/DINING ROOM

17'3" x 10'0" (5.28m x 3.06m)

A contemporary dual aspect kitchen/dining room offers versatility with a fixed range of modern gloss units with new 5 burner gas hob, integrated SMEG double oven, dishwasher, full height fridge, silgranit 1 ½ bowl sink along one side of the room. A free standing breakfast bar and undercounter storage on the opposite wall completes the current look. However, a

family may prefer to easily reinstate a full size dining table option instead. Dimmable LED lighting, underfloor heating and a rear boot room complete this very practical space. The boot room is plumbed to provide additional white goods should this be preferred.

SITTING ROOM

17'3" x 11'5" (5.28m x 3.48m)

A ceramic tiled underfloor heated living room extends into the conservatory offering comfortable spacious seating options throughout the seasons. Flexible additional storage and bench seating allows for a full dining table for large gatherings.

CONSERVATORY

13'1" x 10'5" (4 x 3.2)

The conservatory nestles below the level lawn creating a delightful feeling of being immersed in the green garden space. Double doors lead out on to the terraced spaces with Indian stone tiles where privacy is ensured.

WET ROOM

A very useful, fully tiled wet room comprising wall mounted hand wash basin, low level w.c. and shower. Extractor fan.

REAR PORCH

Currently used as a storage space but plumbing for utilities are in place. Door from kitchen/dining room and door out to rear garden.

FIRST FLOOR

An oak staircase enhanced with glass panels rises to the first floor and leads to the landing;

LANDING

A hatch and drop down ladder provide easy access to the centrally boarded loft space where you will find the Mega Flow gas boiler. The loft is well lit and a

Philip Martin

very useful storage space. Preliminary wiring has also been installed for the installation of PV roof panels if desired. Doors into;

BEDROOM ONE

17'3" x 10'1" (5.27m x 3.08m)

A large dual aspect master bedroom with windows to both front and rear that overlooks the garden. Radiator. TV and socket points have been installed to suit double bed configurations.

BEDROOM TWO

11'5" x 8'9" (3.49m x 2.69m)

Window to rear. Radiator. TV and socket points have been installed to suit double bed configurations.

BEDROOM THREE

11'5" x 8'2" (3.49m x 2.49m)

Window to front. Radiator. TV and socket points have been installed to suit double bed configurations.

BATHROOM

Tiled flooring in natural stone and to half height. Bathroom comprising jacuzzi bath with shower over, pedestal hand wash basin and low level w.c. Obscured window to rear, extractor fan and heated towel rail.

OUTSIDE

There is a driveway providing off road parking with an enclosed south facing back garden that has been sympathetically landscaped to provide a variety of garden spaces are a key feature of this property which are elevated and therefore not overlooked. It consists of terraced areas; a level lawn, planted beds, a beautiful 4 tier pond rich in planting with koi, goldfish and frogs, encouraging an abundance of regular wildlife especially bathing birds and dragonflies, a gentle woodland bank with establishing mature specimen plants and trees both deciduous and evergreen, a stunning blue wisteria creating a natural fence and reaching full tree height. Honeysuckle, rambling roses, fruit climbers, an apple tree and acers provide colourful interest throughout the year. The garden has been planted to attract butterflies and bees without the use of any chemicals. The garden is secure and dog proof with outside hot and cold taps being most useful. With the benefit of an additional outside slate tiled storage shed which is insulated and heated with lighting, attached to what has been a fully enclosed Avery which could equally be utilised for a variety of animals.



GARAGE/UTILITY ROOM

With timber doors to the front with a utility room to the rear. Light, power and Ethernet connected. Utility room comprising range of base level units with inset stainless steel sink and drainer with space and plumbing for washing machine and tumble dryer. Window to side and pedestrian door from rear garden. Extractor fan.

SERVICES

Mains water, electric, gas and drainage.

N.B

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

COUNCIL TAX

C.

Philip Martin



TENURE

Freehold.

DIRECTIONS

Travelling into Grampound on the A390 from the Truro direction proceed up the main street and take the left hand turning immediately before the local Church. This takes you into Pepo Lane and the property will be easily located just a little way along on the right 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

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.



Philip Martin

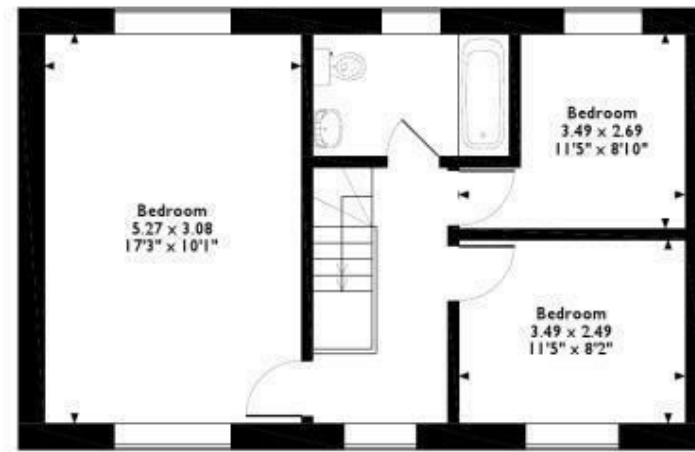


Philip Martin

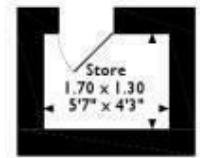
Ponsmur Cottage, Truro
Approximate Gross Internal Area
Ground Floor = 846 sqft/79 sqm
First Floor = 493 sqft/46 sqm
Outbuilding = 24 sqft/2 sqm
Total = 1363 sqft/127 sqm



Ground Floor



First Floor



Outbuilding





PHILIP MARTIN

Truro 01872 242244 St Mawes 01326 270008 www.philip-martin.co.uk

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin