



HAZELBURY COTTAGE
HIGH STREET
TR2 4LG

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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HAZELBURY COTTAGE HIGH STREET

PROBUS
TR2 4LG

DELIGHTFUL TERRACED CHARACTER COTTAGE

In the heart of this sought after village within a short walk of the shops and amenities.

2 bedrooms, 2 reception rooms and views of the Church.

Sold with no chain and vacant possession.

GUIDE PRICE £245,000

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



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GENERAL COMMENTS

Hazelbury Cottage is a very attractive period cottage which is situated in the heart of Probus village, yet secluded in a tucked away and quiet location. The property is thought to have been originally owned by the Trewithen Estate and converted from a stable to a dwelling in 1928. The cottage is well presented throughout whilst retaining and enhancing many of the original features.

The property comprises dining room which has open beamed ceilings and a fireplace with a wood burning stove. The lounge also has open beamed ceilings, an attractive staircase and a fireplace with an electric stove. A recently refitted modern kitchen lies to the rear of the property with a door opening onto the terraced garden from where there are lovely views over to the Church tower. To the first floor there are two bedrooms, both enjoying church views and a good size shower room. The rear garden is terraced with a pleasant area for sitting out and a very useful outbuilding.

Hazelbury Cottage is sold with no onward chain and offers a wonderful opportunity for a wide range of buyers looking for a practical yet charming cottage.

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 door opening to:-

DINING ROOM

4.01 x 3.15 (13'1" x 10'4")

Feature fireplace incorporating wood burning stove, tiled hearth with attractive mantle and surround. Recess to either side, shelving and storage space, open beamed ceilings, double glazed window to front aspect and ledge and brace traditional style door to:-



LOUNGE

3.99 x 3.44 (13'1" x 11'3")

Incorporating staircase rising to first floor, two windows to the front aspect, open beamed ceilings, feature fireplace with electric stove inset, slate hearth with attractive surround and mantle. Interesting curved recess to one corner.

KITCHEN

2.40 x 2.16 (7'10" x 7'1")

Well fitted kitchen comprising a mixture of base and eye level wall units with drawers and cupboards with worktop over incorporating sink and drainer with tiled splashbacks. Induction hob and electric cooker, space and plumbing for washing machine, fridge and freezer. Door and window opening onto rear garden.

FIRST FLOOR

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LANDING

With attractive window overlooking the rear garden, stripped floor boards and doors to respective rooms.

MASTER BEDROOM

3.98 x 2.47 (13'0" x 8'1")

Window to front enjoying Church views with window seat beneath, canopied ceilings, built-in wardrobe and airing cupboard housing hot water cylinder.

BEDROOM 2

2.93 x 2.11 (9'7" x 6'11")

Window to front aspect and window seat beneath.

SHOWER ROOM

2.10 x 1.70 (6'10" x 5'6")

With suite comprising low level w.c, pedestal wash hand basin, walk in shower and heated towel rail. Obscured glazed window to rear and stripped floorboards.

OUTSIDE

To the rear of the cottage is an enclosed garden which is stocked with shrubs and plants. The garden is terraced with steps leading to an upper area which has a small lawn and brick paving with access to the useful STORAGE SHED.

A raised terrace at the back of the garden is a wonderful sitting out space for a morning coffee or evening drink enjoying sun for the majority of the day with views over to the Church.

There is a pedestrian right of way at the rear over the neighbouring property (Gable Cottage) into Back Lane which ultimately leads into the Village Square.

SERVICES

Mains water, electricity and drainage are connected.

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.

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.

TENURE

Freehold.

COUNCIL TAX

Band B.

DIRECTIONS

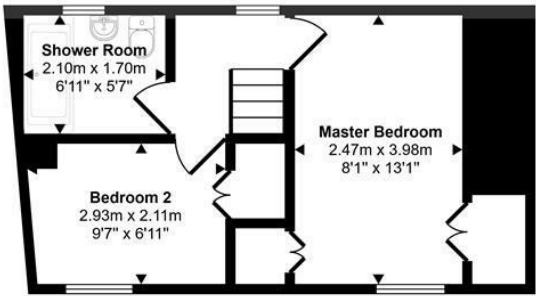
Proceed into Probus square and look out for a turning opposite the Church which leads into Back Lane. Hazelberry Cottage will be found up on the right hand side where a Philip Martin board has been erected for identification purposes.

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Approx Gross Internal Area
67 sq m / 719 sq ft



Ground Floor
Approx 37 sq m / 403 sq ft



First Floor
Approx 29 sq m / 317 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		Environmental Impact (CO ₂) Rating	
<div>Very energy efficient - lower running costs</div> <div>92 plus) A</div> <div>81-91) B</div> <div>69-80) C</div> <div>55-68) D</div> <div>49-54) E</div> <div>45-48) F</div> <div>35-44) G</div> <div>Not energy efficient - higher running costs</div>		<div>Very environmentally friendly - lower CO₂ emissions</div> <div>92 plus) A</div> <div>81-91) B</div> <div>69-80) C</div> <div>55-68) D</div> <div>49-54) E</div> <div>45-48) F</div> <div>35-44) G</div> <div>Not environmentally friendly - higher CO₂ emissions</div>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	





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