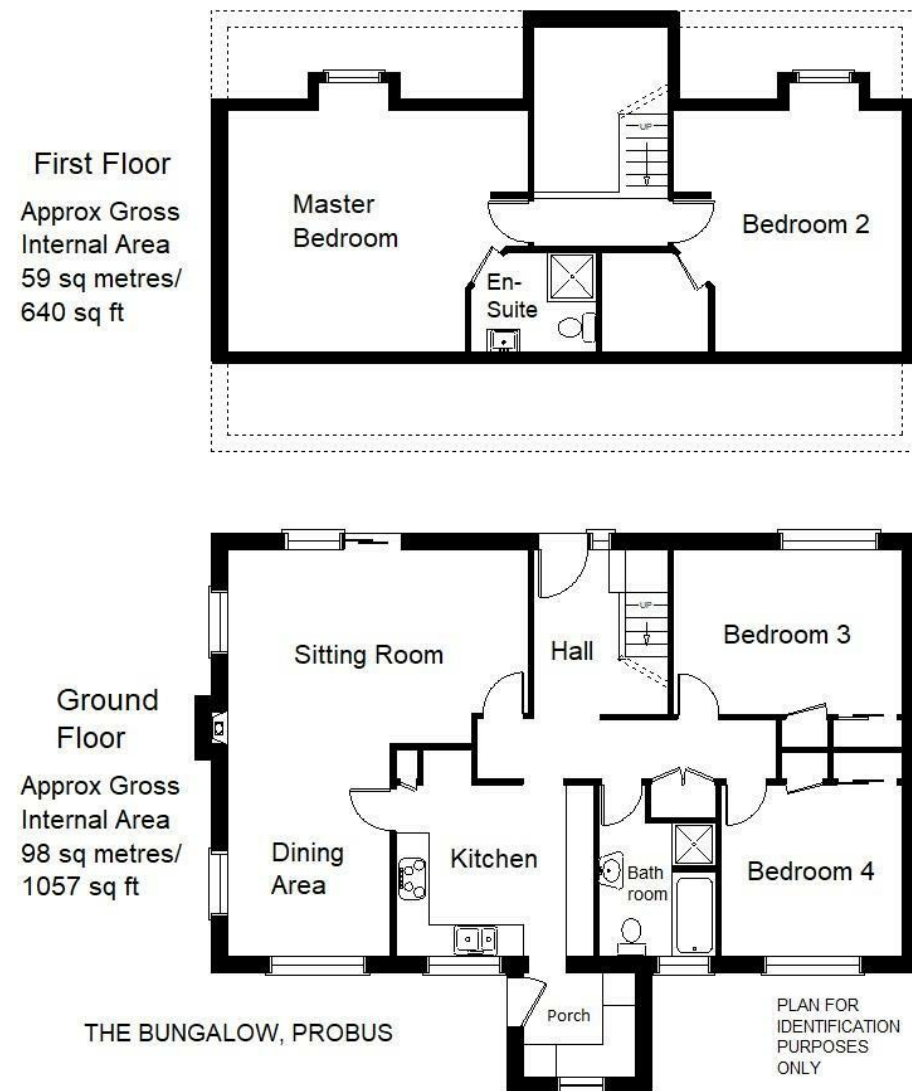


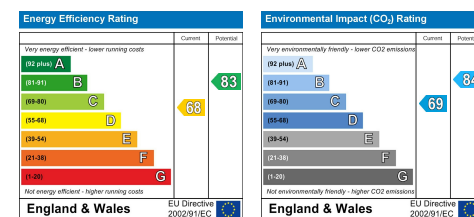
PROBUS



KEY FEATURES

- Four Double Bedrooms
- Fitted Kitchen
- Dining Room
- Garage With Room Over
- Large Enclosed Gardens
- Master En-Suite
- Sitting Room
- Gas Central Heating
- Parking for Two Cars
- Far Reaching Views

ENERGY PERFORMANCE RATING



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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



GWEL LAMELLYN, FORE STREET, PROBUS, TRURO, TR2 4LQ DETACHED DORMER STYLE BUNGALOW IN TUCKED AWAY POSITION

Enjoying fabulous far reaching countryside views from the rear.
Located in the heart of the village yet set back from the main thoroughfare.
Four bedrooms - master en-suite, kitchen, sitting room, dining room, bathroom and utility.
Beautifully presented with large light rooms.
Large enclosed garden. Superb detached double garage with work room above.
Mains gas central heating. Sold with no chain.
Council Tax Band D. EPC - D

GUIDE PRICE £550,000

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GENERAL COMMENTS

A wonderful opportunity to purchase a large detached dormer style bungalow located in the heart of Probus village, just off the main thoroughfare within a short distance of local amenities. Originally built as a modest bungalow it was transformed by the previous owners by converting the loft into two additional double bedrooms, the master has a luxurious en-suite shower room and this could be replicated in the second bedroom if required. On the ground floor is a magnificent hallway with solid oak turning staircase, sitting/dining room, fitted kitchen, two further double bedrooms and bathroom. The house has mains gas fired central heating and is double glazed throughout. The large gardens are located at the rear of the bungalow and are enclosed, therefore safe for children and pets. There are fabulous uninterrupted countryside views from the rear and the garden enjoys the afternoon and evening sun. At the front is private parking for two cars and a superb detached double garage with useable work space above. An internal inspection is highly recommended and essential to appreciate the size and layout. Gwel Lamellyn is being sold with no onward chain.

LOCATION

Probus is one of the best served villages in mid Cornwall and is renowned for its excellent amenities and transport links. The village boasts a popular farm shop and butchers, village shop and post office, parish church, primary school, village hall, doctors surgery, public house, Chinese and Indian restaurants and fish and chip shop. It is has an excellent bus service with a very regular connection to Truro and St. Austell. In addition the property is ideally located for quick access to both the north and south Cornish coasts. The Roseland Peninsula known for its golden sandy beaches is very close by and the A30 trunk road for quick commuting throughout the county is within easy access. Truro is approximately six miles away with its excellent shopping centre, fine restaurants, private and state schools, historic cathedral, flagship Marks and Spencer store and Waitrose together with the Cornish Food Hall which is less than ten minutes away on the Probus side of the city. It also has a mainline railway link to London (Paddington). Newquay airport is only a twenty minute drive away with regular flights to London.

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



ENTRANCE HALL

A light and spacious hall and a fine introduction to the house with feature turning solid oak staircase leading to first floor. Full height ceilings with two velux roof lights affording plenty of natural light. Solid oak floor. Radiator. Glazed door and side window leading to garden. Downlighters.

SITTING ROOM

18'2" x 11'10" (5.53 x 3.61)

A light room with sliding patio doors leading to garden and window to side (both with blinds). Feature inset Gazro electric fire with granite hearth and solid oak surround and mantle. Radiator. Downlighters. Television and telephone points.

DINING AREA

12'10" x 9'11" (3.91 x 3.01)

A light twin aspect room with windows to front and side enjoying the morning and afternoon sun with blinds. Radiator. Downlighters. Glazed door to:

KITCHEN

10'5" x 11'11" (3.18 x 3.64)

An excellent range of both base and eye level high gloss kitchen cupboards. One and a half bowl stainless steel sink and single drainer. Blomberg oven with ceramic hob and extractor hood over. Integral Bosch dishwasher. Window to front with blinds. Spotlights. Slate floor. Deep alcove. Opening to:

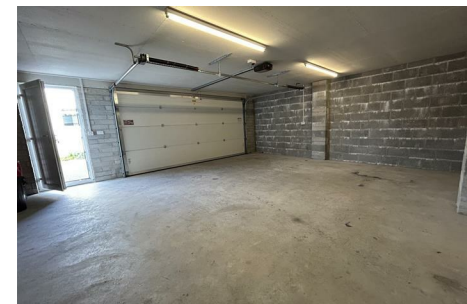
PORCH

6'9" x 6'4" (2.07 x 1.93)

Further high gloss kitchen cupboards, worktops with cupboards below. Vokera gas central heating boiler. Spotlights. Window to front with blinds and door to outside.

INNER HALLWAY

Airing cupboard with slatted shelves and large unvented hot water cylinder. Radiator. Downlighters. Solid oak floor.



BEDROOM 4

10'11" x 10'4" (3.34 x 3.15)

Window to front with blinds. Radiator. Built-in double wardrobe with sliding doors and further single built-in wardrobe. Solid oak floor. T.V. point. Radiator. Spotlights.

BEDROOM 3

13'11" x 10'0" (4.23 x 3.04)

Window to rear enjoying far reaching countryside views. Built-in double wardrobe with sliding door and second single wardrobe. Solid wood floor. Radiator. Television point and spotlights.

BATHROOM

8'1" x 7'0" (2.47 x 2.13)

A tiled room with white suite comprising low level w.c., pedestal wash hand basin, panelled bath, separate shower cubicle with tiled surround, mirror fronted bathroom cabinet. Downlighters. Frosted window with blinds. Tiled floor. Electric shaver point. Heated towel rail.

FIRST FLOOR

LANDING

A galleried landing overlooking the entrance hall. Solid oak floor.

MASTER BEDROOM

17'11" x 14'8" (5.46 x 4.47)

Dormer window enjoying fabulous uninterrupted countryside views. Solid oak floor. Radiator. Built in wardrobes with hanging space. Downlighters. Storage in eaves.

EN-SUITE

A luxurious tiled room with white suite comprising low level w.c., large shower cubicle with tiled surround. Wash hand basin. Velux window. Solid oak floor. Downlighters. Heated towel rail.

BEDROOM 2

14'8" x 13'8" (4.47 x 4.16)

Dormer window to rear enjoying similar far reaching countryside views. Solid oak floors. Storage in eaves. Radiator. Downlighters. Walk-in wardrobe with potential to create similar size en-suite to the master bedroom.

OUTSIDE

The bungalow is approached from Fore Street via a shared tarmac driveway and this leads to private parking for two vehicles. Enclosed sitting area with access to the utility room and a path continues down both sides of the bungalow to the rear garden. At the rear is a very large enclosed garden that enjoys the afternoon and evening sun. There are magnificent far reaching views over the surrounding countryside. The garden is enclosed within a wooden fence and therefore very safe for children and pets. It is mainly lawn with several trees and shrubs. Across the driveway is the garage.

DETACHED DOUBLE GARAGE

19'9" x 23'1" (6.03m x 7.05m)

A superb and very substantial detached garage built approximately seven years ago. Double electric roller door. Light and power connected. Pedestrian door. Space and plumbing for washing machine. Stairs lead to the first floor work room with two Velux windows.

SERVICES

Mains water, electricity and drainage are connected. Mains gas fired central heating.

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 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

Proceed into the village from the Truro direction passing the petrol station and Treviglas Lane. Proceed over two sets of speed humps and turn left signposted "Mengarth" on the left just before the third set of speed humps. This drive leads behind the two stone fronted houses and Gwel Lamellyn is straight ahead.