



MANDERVILLE
WAGG LANE., PROBUS,
TRURO TR2 4JX

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



MANDERVILLE

WAGG LANE, PROBUS
TRURO TR2 4JX

DETACHED BUNGALOW WITH FANTASTIC FAR
REACHING COUNTRYSIDE VIEWS

In a very quiet setting within a short walk of the village centre where properties seldom come onto the open market.

In the same ownership since construction in the late 1960s and now in need of modernisation but offering huge potential.

Two/Three bedrooms, kitchen/dining room with Aga, sitting room, separate dining room/third bedroom and bathroom. Gas central heating. Double glazing.

Large enclosed gardens. Driveway parking for several cars. Garage.

No chain. Freehold. Council Tax Band D. EPC - D

GUIDE PRICE £550,000

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

GENERAL COMMENTS

Manderville is a spacious detached bungalow in a very special setting. Occupying a large mature plot and enjoying breath taking far reaching rural views it is not surprising that it has been in the same ownership since construction fifty eight years ago. There is no doubt that Wagg Lane is one of the best locations within the sought after village of Probus, it is extremely quiet with no traffic noise whatsoever and is within a short walk of the excellent village facilities, church and bus stop. The bungalow has been well maintained over the years but is now in need of modernisation and there is huge potential to enlarge and re-model. This has happened to both neighbouring properties at St Creda and Trenance. The accommodation comprises: Two double bedrooms, kitchen/dining room with Aga, sitting room, dining room/third bedroom, bathroom, spacious hallway and side porch. A balcony runs along the full length of the front providing plenty of sitting out space in which to enjoy the views. The gardens are mature and include gently sloping lawns at the front with mature shrubs and plants and a tarmac driveway provides turning space and plenty of parking. There is a single garage on the lower ground floor with light and power and electric roller door. At the rear is a further enclosed garden including a wooden summerhouse.

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, Chinese and Indian restaurants, fish and chip shop and public house. It has an excellent bus service with a very regular connection to Truro and St. Austell including for those travelling to both the local secondary schools and college. 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, Manchester, Dublin, Edinburgh and Glasgow.

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



SIDE ENTRANCE PORCH

Half glazed entrance door. Window to front and side. Glazed door to:

KITCHEN/BREAKFAST ROOM

Extensive range of base and eye level units. Solid fuel Aga. Space and plumbing for washing machine, space for fridge, Hotpoint double oven, ceramic hob with extractor hood over. Picture window overlooking the rear garden. Boiler cupboard housing

mains gas central heating boiler. Loft access with ladder and light. Fully boarded with potential to convert subject to consent.

INNER HALLWAY

Extensive built in storage cupboards. Radiator. Telephone point.

SITTING ROOM

Sliding patio doors opening onto balcony. Fabulous far reaching views over the surrounding countryside. Bath stone feature open fireplace with matching hearth. Television point.

Philip Martin



BALCONY

Running the entire length of the bungalow, enjoying a sunny south and west facing aspect and sun all day. Magnificent countryside views and lots of sitting out space. Galvanised railings. Slate tiled floor. Steps lead down to the side driveway.

DINING ROOM/THIRD BEDROOM

Two full depth windows to front enjoying the amazing rural views. Radiator. Glazed door to inner hallway.

BEDROOM ONE

A very light twin aspect room with windows to front and side enjoying the fabulous views. Radiator.

BEDROOM TWO

South facing window to side. Radiator.

BATHROOM

A white suite comprising panel bath, separate shower cubicle with fully tiled surround, bidet and large sink. Heated towel rail. Radiator.

SEPARATE W.C

Low level w.c. Frosted window to rear.

OUTSIDE

Manderville is approached from Wagg Lane via double gates and a tarmac drive leads up to the property where there is turning and ample parking for three cars. Steps lead up the side of the bungalow to the entrance porch. The front garden includes two lawns that slope gently down to Wagg Lane divided by the driveway. The garden is enclosed within a solid wooden fence with dense borders on the northern side including mature camellias and hydrangeas. There is useful storage under the bungalow through double doors. Access to:

GARAGE

Electric up and over door. Window to side. Light and power.

REAR GARDEN

The rear garden is also enclosed within a solid timber fence and mature hedge along the rear boundary

providing privacy. Paths leads down both sides of the bungalow to the front garden with gates. The garden is level and includes a lawn and useful wooden garden shed/summerhouse.

SERVICES

Mains water, electric and gas. Private drainage.

N.B

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

VIEWING

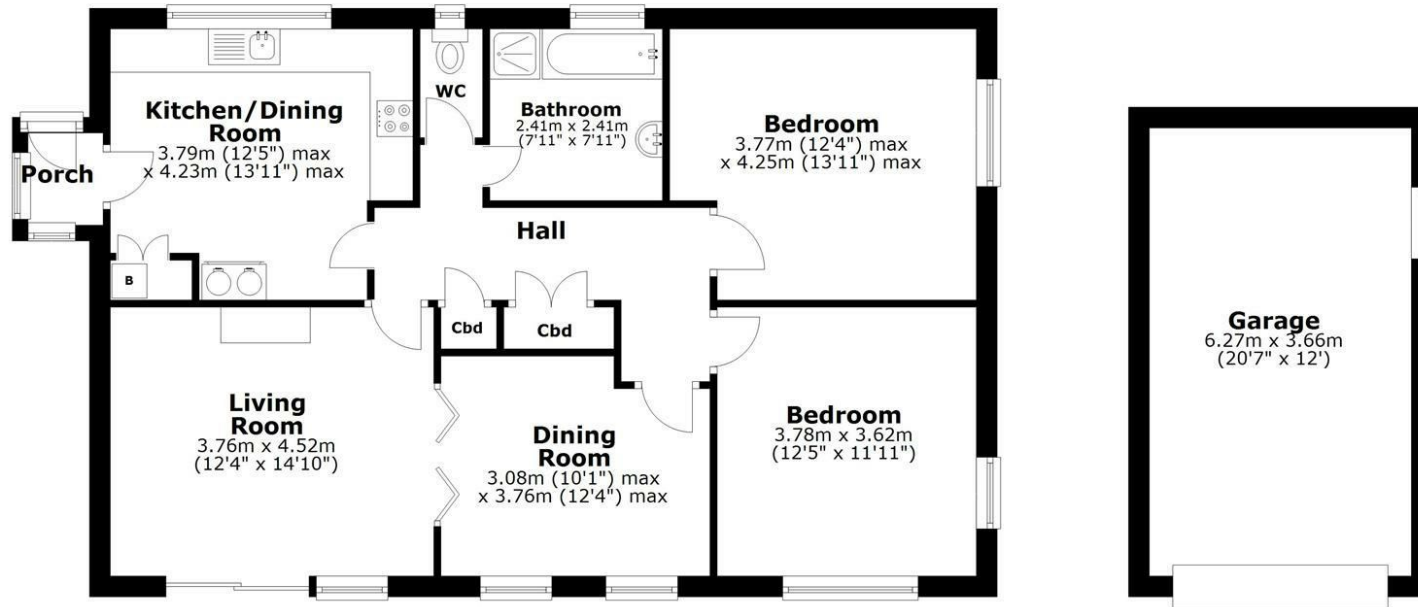
Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

From Probus village Square proceed into Wagg Lane (between the church and farm shop). Follow this road past the church and around to the right. Manderville will be found after a short distance on the left-hand side where a Philip Martin board has been erected.

Ground Floor

Approx. 119.3 sq. metres (1284.5 sq. feet)



Total area: approx. 119.3 sq. metres (1284.5 sq. feet)
Wagg Lane

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
		81	56

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

Philip Martin





PHILIP MARTIN

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

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin