



CHAPEL HOUSE  
PROBUS, TRURO,  
TR2 4LF

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

*Philip Martin*



# CHAPEL HOUSE

PROBUS TRURO  
TR2 4LF

ATTRACTIVE PERIOD COTTAGE IN POPULAR  
VILLAGE

Beautifully presented and full of character features.  
High ceilings and large windows that afford plenty of  
natural light.  
Three bedrooms, sitting room, kitchen/dining room and  
bathroom.

Very private enclosed garden that enjoys sun in the  
afternoon and evening.  
Gas central heating. Double glazing.

Parking for two cars.  
Freehold. Council Tax Band C. EPC D

GUIDE PRICE £335,000

*Philip Martin*

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

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

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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

Chapel House is a very attractive period house located in the centre of Probus and enjoying fabulous views over the village square, church and countryside beyond. It is beautifully presented and has been greatly improved in recent years by the current owners in a sympathetic way and retains much charm and character. The boiler was replaced in 2022. The accommodation includes a large kitchen/dining room, spacious sitting room with woodburner and French doors that open into the garden, three bedrooms and bathroom. Outside is a surprisingly large enclosed garden that is completely private and enjoys a sunny aspect. A patio provides plenty of sitting out space, there is a raised garden with very useful timber workshop with light and power so perfect as a home office or gym. The house is double glazed with mains gas central heating. Full fibre is connected to the house for high broadband speeds. At the front are two parking spaces. An internal viewing is essential.

## 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. Truro is approximately six miles away with its excellent shopping centre. Waitrose together with the Cornish Food Hall is less than ten minutes away on the Probus side of the city. It also has a mainline railway link to London (Paddington).

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



## ENTRANCE HALL

Tiled floor. Stairs to first floor. Doors to sitting room and kitchen/dining room.

## KITCHEN/DINING ROOM

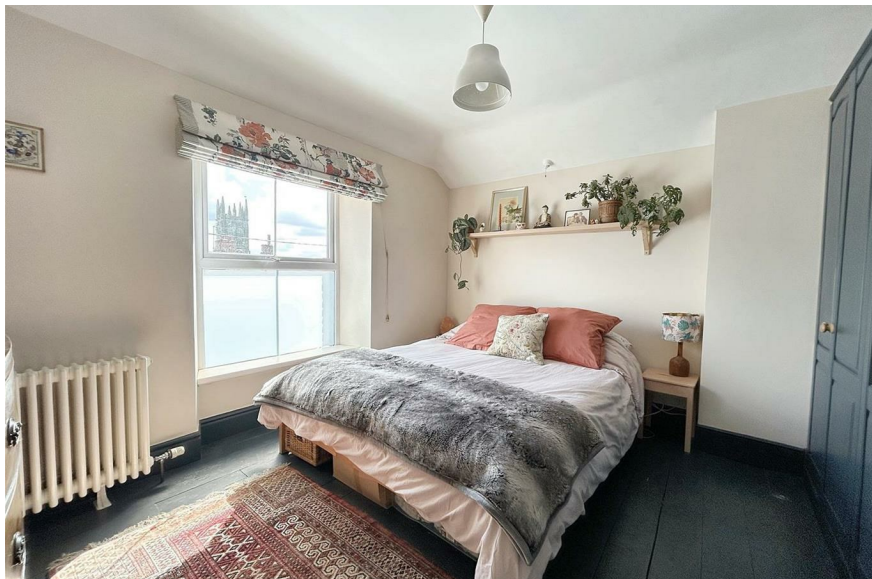
A twin aspect room with windows to front and rear. Range cooker with gas hob, electric oven and stainless

steel extractor hood over. Belfast sink, space and plumbing for dishwasher. Shelved pantry. Tiled floor. Door to rear garden.

## SITTING ROOM

Another light, twin aspect room with window to front and French doors opening into rear garden. Woodburner with slate hearth and wooden mantel over. Cast iron radiator. Slate floor.

*Philip Martin*



### FIRST FLOOR

Half landing with window overlooking the rear garden.

### BATHROOM

A partly tiled room with white suite comprising freestanding roll top bath, separate shower cubicle with fully tiled surround, low level w.c, pedestal wash hand basin. Tiled floor. Window to rear.

### MAIN LANDING

Loft access and doors to all first floor bedrooms.

### BEDROOM ONE

Window to front enjoying views over the village square, Probus church tower and countryside beyond. Exposed wood floors. Cast iron radiator. Built in wardrobes.

### BEDROOM TWO

Window to front enjoying the views. Exposed wood floor. Cast iron radiator.

### BEDROOM THREE

Window overlooking the rear garden. Exposed wood floor. Radiator.

### OUTSIDE

At the front is paved parking for two cars. An undercover side passage provides pedestrian access into the rear garden. The rear garden is very private and not overlooked. It enjoys a very sunny aspect with sun in the afternoon and evening so the perfect orientation for outside dining. Immediately outside the cottage and accessed from the kitchen and sitting room is a large terrace with attractive granites setts. This provides plenty of outside

sitting space for barbeques and entertaining. A door leads from here to the side passage that leads to the front. Steps rise to the raised garden where there is a superb insulated timber workshop that has been used as a workshop and previously a gym. It has electric and plumbing for a washing machine.

### SERVICES

Mains water, electric and gas are connected. Full fibre broadband is connected to the house.

### 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 through Probus from the Truro direction passing the village square and Chapel House is located on the left hand side, just past the turning to Ladock.



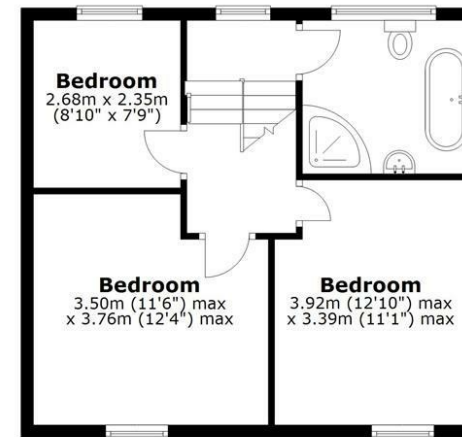
### Ground Floor

Approx. 44.6 sq. metres (480.4 sq. feet)



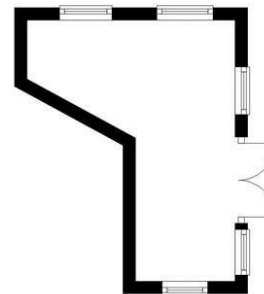
### First Floor

Approx. 44.7 sq. metres (480.9 sq. feet)

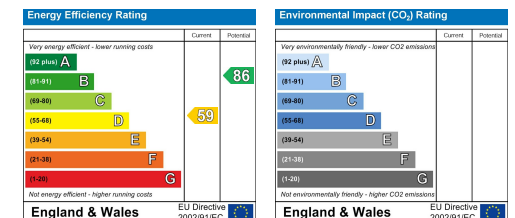


### Outbuilding

Approx. 9.1 sq. metres (98.2 sq. feet)



Total area: approx. 98.4 sq. metres (1059.6 sq. feet)  
**St Austell Road**



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