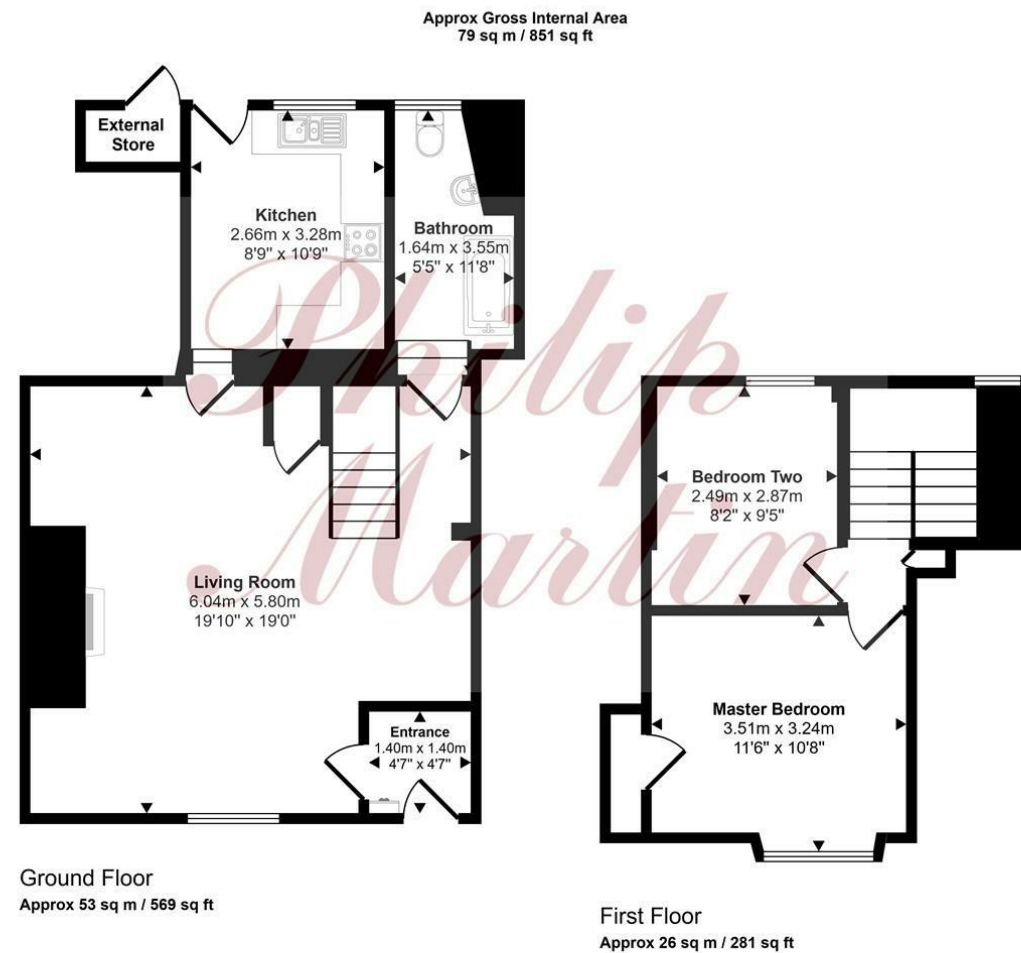


ROPE WALK, CALENICK, TRURO

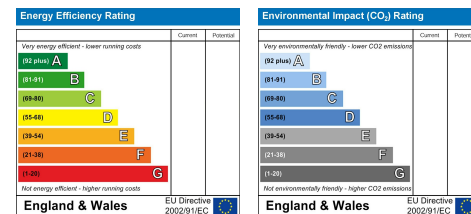


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

KEY FEATURES

- TWO DOUBLE BEDROOMS
- GRADE II LISTED
- LIVING AND DINING ROOM
- KITCHEN
- NO ONWARD CHAIN
- TERRACE COTTAGE
- OIL FIRED CENTRAL HEATING
- BATHROOM
- ENCLOSED REAR GARDEN
- VACANT POSSESSION

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

CONTACT US

9 Cathedral Lane
Truro
Cornwall
TR1 2QS

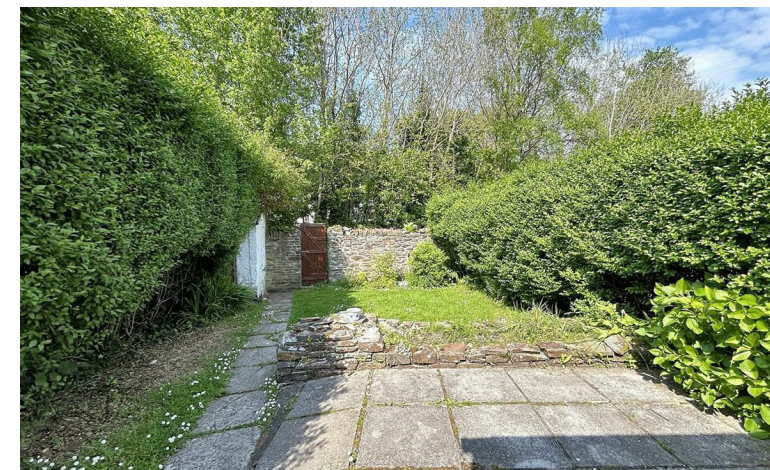
3 Quayside Arcade
St Mawes
Truro
Cornwall
TR2 5DT

01872 242244

01326 270008

sales@philip-martin.co.uk

stmawes@philip-martin.co.uk



2 ROPE WALK, CALENICK, TRURO, TR3 6AA TWO BEDROOM GRADE II LISTED CHARACTER COTTAGE

2 Rope Walk is a lovely old two bedroom Grade II listed terraced cottage with enclosed rear garden which is now in need of modernisation throughout. The property is offered to the market with no onward chain and vacant possession.

In all, the accommodation comprises:- entrance, living dining room, bathroom and kitchen on the ground floor. To the first floor there are two bedrooms. Externally there is an enclosed rear garden.

GUIDE PRICE £270,000

THE PROPERTY

2 Rope Walk is a lovely old Grade II listed cottage with attractive stone frontage and red brick lintels under a natural slate roof and full of character features and charm. The property is located in the quiet hamlet of Calenick and is in a terrace of six similar properties. A rare opportunity to purchase a charming home onto which one can add their own stamp. The property is offered to the market with no onward chain and vacant possession and is now in need of modernisation throughout.

In all, the accommodation comprises:- entrance, living dining room, bathroom and kitchen on the ground floor. To the first floor there are two bedrooms. Externally there is an enclosed rear garden.

Freehold / Cornwall Council Tax Band C / EPC TBC

CALENICK

Calenick is essentially a country hamlet lying in a picturesque valley just south of Truro and barely a mile from the city limits. Its position provides quick and convenient access into Truro with its extensive range of shops, facilities and work opportunities. Access to the hospital is fast for staff on-call. Falmouth university and Redruth are within 20mins' drive. For those seeking to minimise car use Truro centre can be accessed via Old Falmouth Road/Lemon Street alternatively scenic pedestrian/cycle paths offer access westward, to the rear of New County Hall (supermarkets/rail station close-by); eastward alongside the river to Newham/Port of Truro. Calenick is served by a bus route. For nature lovers or dog owners, on your doorstep is public access to Calenick Creek via a charming field/woodland footpath, which considering the proximity to Truro, is rare to find. Highly regarded Kea primary school is a 10min walk up the road. Readily accessible Post offices and quick-stop-shops are at nearby Playing Place & Carnon Downs. The National Trust parkland at Treilissick, looking down the Fal estuary (very popular with dog walkers and those with children) is only a few minutes' drive away. Similarly nearby is Loe Beach (Feock), offering access for watersports/sailing enthusiasts. Truro offers many opportunities for eating out whilst rural pub options are available at nearby Penelewey and riverside Devoran.



GROUND FLOOR:-

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

ENTRANCE

4'7" x 4'7" (1.40 x 1.40)

A door leads into the entrance vestibule with cupboard housing electric meter. Door to:-

LIVING AND DINING ROOM

19'9" x 19'0" (6.04 x 5.80)

A spacious room with traditional granite and slate open fireplace. Multi paned window to the front with window seat below. Stairs rise to the first floor with under stairs storage cupboard. Two radiators.

KITCHEN

8'8" x 10'9" (2.66 x 3.28)

A range of base units with drawers and units with worktops over with enamel sink and drainer inset. Matching wall units and tiled splashbacks. Space and plumbing for washing machine and oven. Multi paned window and door to rear, radiator and loft hatch.

BATHROOM

5'4" x 11'7" (1.64 x 3.55)

White suite comprising W.C, pedestal hand wash basin and panelled bath with shower over and glass screen. Multi paned window to the rear and radiator.

FIRST FLOOR:-

LANDING

5'11" x 3'11" (1.82 x 1.21)

On the landing, there is a multi paned window to the rear and two storage cupboards. With doors to:-



BEDROOM ONE

11'6" x 10'7" (3.51 x 3.24)

Multi paned window to front. Built in storage cupboard with two hanging rails and shelving. Radiator.

BEDROOM TWO

8'2" x 9'4" (2.49 x 2.87)

Multi paned window to rear, radiator and loft hatch. Small ceiling rose.

OUTSIDE

To the front is a small lawned area with pedestrian pathway and attractive picket fencing. The rear garden is fully enclosed and comprises a patio and a further lawned area. A pedestrian pathway leads down to the former outside W.C and to a rear gateway leading to a pedestrian access lane which ultimately leads to a small river. There is an outside tap and light.

EXTERNAL STORE

4'1" x 2'3" (1.27 x 0.70)

Housing the oil boiler.

SERVICES

Mains electricity, drainage and water. Oil fired central heating.

TENURE

Freehold.

Please note, the property has a flying freehold.

COUNCIL TAX

Cornwall Council Tax Band C

EPC

Energy Performance Certificate - TBC - Been commissioned.

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.

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.

DIRECTIONS

Proceed out of Truro towards Falmouth on the A39 and proceeding down Arch Hill take the left hand turning signposted Calenick. Continue through Calenick and immediately after bearing right on a sharp bend take the left hand turning signposted Porth Kea and no. 2 Ropewalk can be found a short distance along on the left hand side.