

Rosebud Cottage Fore Street

Probus, Truro,
TR2 4NA

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS









Rosebud Cottage Fore

Probus Truro
TR2 4NA

CHARMING COTTAGE SITUATED IN VILLAGE LOCATION

This charming three bedroom character cottage is situated in the heart of the popular village of Probus. The property falls within walking distance of the village centre, including the wide range of amenities on offer.

The dwelling offers plenty of character features, including an inglenook fireplace with wood burning stove and exposed ceiling beams; yet has a modern extension to the rear.

Immaculately presented throughout, in all, the accommodation comprises; entrance porch, large sitting room, bedroom, kitchen, dining/sun room, utility room and bathroom to the ground floor with two bedrooms to the first floor.

There is a mature rear garden, that is south facing and enjoys plenty of privacy.

EPC - TBC. Freehold. Council Tax - C.

Guide Price £339,950



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THE PROPERTY

Rosebud Cottage is a three bedroom semi-detached cottage situated within the highly popular and desirable village location of Probus. The cottage is double fronted and boasts character throughout with an inglenook fireplace and wood burning stove, a spiral staircase and exposed ceiling beams. In all, the accommodation comprises; large sitting room, bedroom, kitchen, dining/sun room, bathroom and utility to the ground floor with two further double bedrooms to the first floor. Externally there is a rear enclosed garden laid to patio with mature shrubs and flowerbeds. There is also a greenhouse, timber shed and wood store. The property benefits from mains gas central heating and double glazing throughout. The cottage also owns a section of land, roughly 50 yards further down the road that provides off road parking for numerous vehicles.

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):

GROUND FLOOR

ENTRANCE PORCH

Door into;



SITTING ROOM

9.08m x 3.37m (29'9" x 11'0")

Double fronted sitting room with two windows to front aspect. Feature exposed stone fireplace with wood burning stove with slate hearth. Exposed ceiling beams and spiral staircase leading to first floor.

BEDROOM

3.62m x 2.44m (11'10" x 8'0")

Window to front. Radiator. Fitted cupboards.

KITCHEN

5.09m x 2.87m (16'8" x 9'4")

A light and airy room with window to rear as well as two velux windows. Comprising a range of base and eye level units





with worktops over and tiled splashbacks and flooring. Inset sink and drainer with plumbing for dishwasher with space for fridge and freezer. Integrated appliances including electric oven and grill, with five ring gas hob and extractor fan oven.

DINING/SUN ROOM
4.36m x 2.42m (14'3" x 7'11")
With double doors opening out onto rear patio. Ample space for dining table. Radiator. Velux window.

BATHROOM
2.43m x 1.82m (7'11" x 5'11")
A modern suite comprising bath, double walk in shower cubicle, vanity hand wash basin and low level w.c. Obscured window to rear, heated towel rail and extractor fan.

UTILITY ROOM
2.15m x 1.69m (7'0" x 5'6")
Fitted with a range of base and eye level units with windows to side and rear. Door into back garden. Space and plumbing for washing machine.

FIRST FLOOR

BEDROOM
4.52m x 3.41m (14'9" x 11'2")
Window to front with shelving units to either side of chimney breast. Radiator.

BEDROOM
3.88m x 3.52m (12'8" x 11'6")
Window to front. Radiator.

OUTSIDE
To the rear of the property, is an enclosed south facing garden that enjoys plenty of privacy and the sunny aspect throughout the day. There is a gated pedestrian access directly into the garden with a useful timber storage shed and a greenhouse. Just a short distance from the property is a substantial parking area with space for at least six vehicles.

SERVICES
Mains water, electric, gas and drainage.

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

COUNCIL TAX
C.

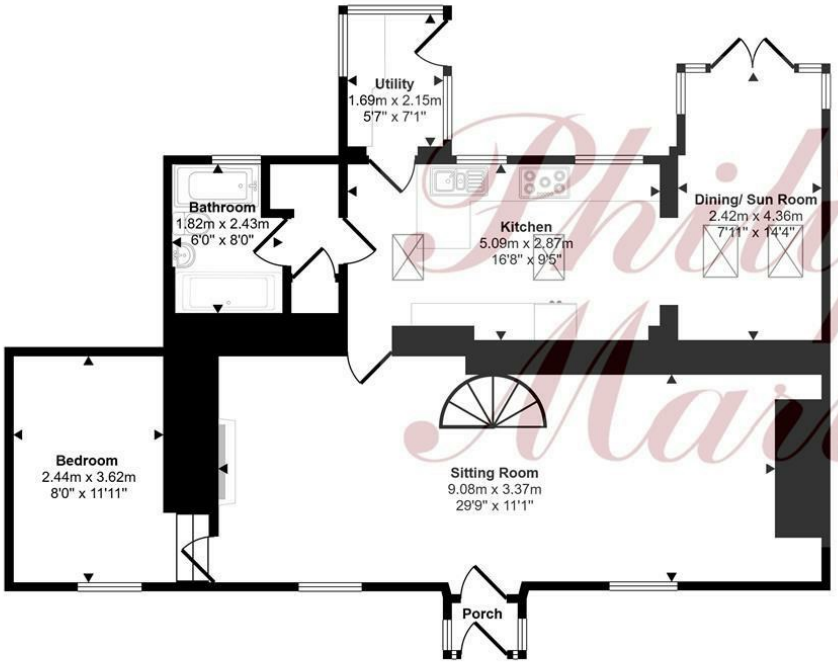
TENURE
Tenure.

DIRECTIONS
Proceed into the village of Probus from the Truro direction passing the petrol station and proceed up through the village over the speed bumps. The property will be found on the right hand side where a Philip Martin board has been erected.

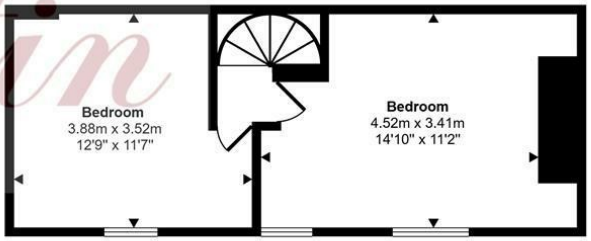
VIEWING
Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DATA PROTECTION
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Approx Gross Internal Area
123 sq m / 1323 sq ft

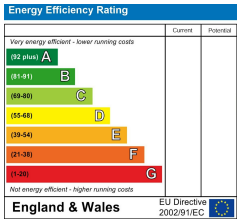


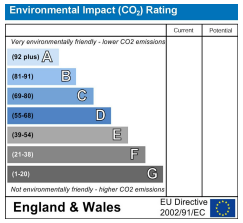
Ground Floor
Approx 91 sq m / 982 sq ft



First Floor
Approx 32 sq m / 341 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.





Philip Martin










CU14 XNN
Craig Edwards