TREGONY





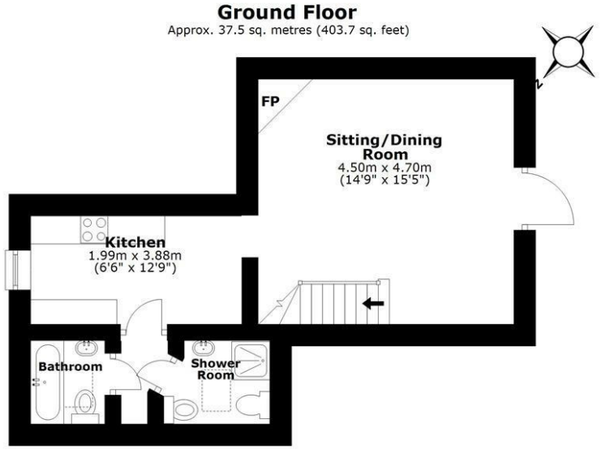


FROGMORE CORNER, MILL LANE, TREGONY, TRURO, TR2 5RX

ATTRACTIVE PERIOD COTTAGE WITH PARKING & ENJOYING FAR REACHING COUNTRTYSIDE VIEWS

Tucked away in a quiet position yet within a short walk of the village centre.
Currently a successful holiday let and available as a going concern but equally suitable as a full time home in a lovely location.
Three bedrooms, large open plan sitting/dining room with open fire, fitted kitchen, shower room and additional bathroom.
Beautiful views over the Fal valley below. Parking space for one car.
Offered for sale with no onward chain. Double glazed windows.
EPC - F. Freehold. Council Tax - Previously Band B (currently business rates).

GUIDE PRICE £253,000

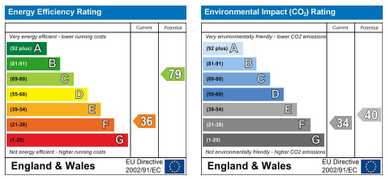


Total area: approx. 68.4 sq. metres (736.5 sq. feet)
Frogmore Corner, Tregony

Key Features

- Three Bedrooms
- Fitted Kitchen
- Bathroom
- Double Glazing
- Close to Facilities
- Lounge/Dining Room
- Shower Room
- Small Utility
- Far Reaching Views
- Parking. No Chain

Energy performance rating



Contact us

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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

Frogmore Corner is a pretty character cottage located along Mill Lane and enjoys far reaching rural views from the front. The location is particularly pleasant being very quiet yet within a very short walk of the village facilities including shop and public house. The property is very well presented throughout and retains much charm and character including exposed beams and open fireplace in the sitting room with modern additions such as double glazing. The accommodation includes three bedrooms on the first floor with lounge/dining room, kitchen, small utility, bathroom and separate shower room downstairs. There is a definite sense of luxury in the modern twin bath and shower rooms that have underfloor heating. The first floor enjoys superb views over the valley of farmland below through which runs the River Fal. It has been a successful holiday cottage for the last fifteen years. The cottage is being sold with no onward chain and is ideal for first time buyers, investors or alternatively an ideal bolt hole/second home. An internal viewing is essential.

LOCATION

Tregony is a thriving community, sometimes referred to as the "gateway to the Roseland" offering a post office, shop, pub, Churches and both primary and secondary schools are within a short 10 minute walk. The village is easily accessible to the whole of the Roseland Peninsula and hence very much a centre for tourism during the summer months.

The city of Truro is about seven miles and St. Austell slightly further. The village also has the benefit of a regular bus service. The harbourside villages of Portloe and Portscatho are each about four and seven miles distant, and St Mawes is about 11 miles to the south.

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

SITTING/DINING ROOM

15'2" x 14'8" (4.62 x 4.47)
A lovely characterful room with feature corner fireplace. Slate tiled floor. Two Dimplex wall mounted electric heaters. Stairs to first floor with storage below. Telephone point. French doors open from Mill Lane and enjoy lovely views over the valley and countryside beyond. Opening to:

KITCHEN

12'7" x 6'3" (3.84 x 1.91)
A galley style kitchen with base level kitchen units. Granite worktops with tiled spashbacks incorporating circular sink with mixed tap over. Space and plumbing for dishwasher, space for electric oven.

REAR LOBBY

Space and plumbing for washing machine and tumble dryer with storage covered over. Heated towel rail. Wall mounted electric heater.

SHOWER ROOM

6'7" x 5'1" (2.01 x 1.55)
A partly tiled room with white suite including high level w.c, bidet, wash hand basin with tiled splashback. Shower cubicle with fully tiled surround and folding glass door. Velux window. Extractor fan. Spotlights.

BATHROOM

High level flush w.c, panel bath with tiled surround and central tap, wash hand basin. Velux window, spotlights, extractor fan, electric shaver point.













FIRST FLOOR

LANDING

BEDROOM ONE

11'4" x 9'1" (3.45 x 2.77)
Sliding sash window to front enjoying views over the valley and countryside with window seat. Loft access. Three wall lights. Electric wall mounted heater.

BEDROOM TWO

12'5" x 7'6" (3.78 x 2.29)
Window with window seat overlooking the side with countryside views and deep storage below. Exposed mock beams. Wall mounted electric heater. Airing cupboard housing Megaflow unvented hot water cylinder. Built in wardrobe.

BEDROOM THREE

12'5" x 7'4" (3.78 x 2.24)
Sliding sash window to front with window seat, enjoying the fine countryside views. Wall mounted heater.

OUTSIDE

Outside steps lead from Mill Lane to a small raised terrace with galvanised gates and railings. There is log storage below. On the opposite side of Mill Lane is a single parking space.

SERVICES

Mains water, electricity and drainage are connected. Telephone connected subject to British Telecom Regulations.

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. Fax: 01872 264007 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

Proceed into Tregony from the Truro direction and at the top of Tregony Hill turn left into Frog Lane and right into Mill Lane where Frogmore Corner is easily identified on the right hand side.

