



MAGOR COTTAGE TREGONY ROAD

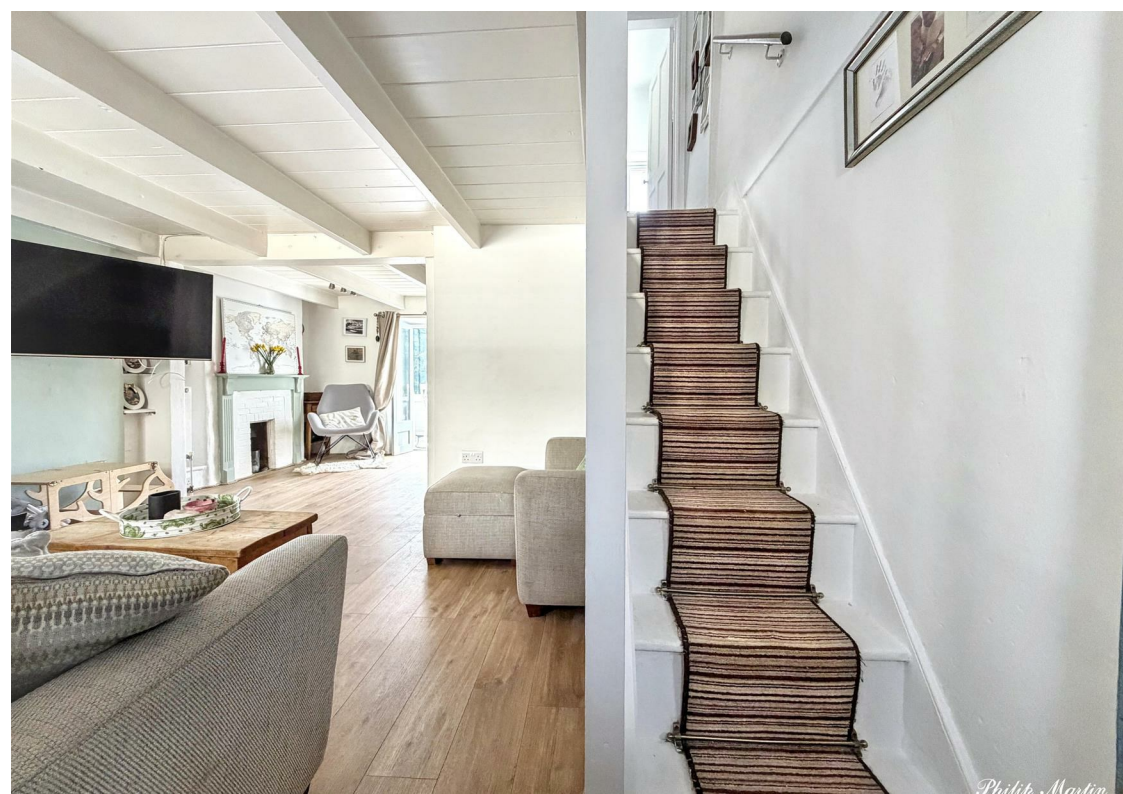
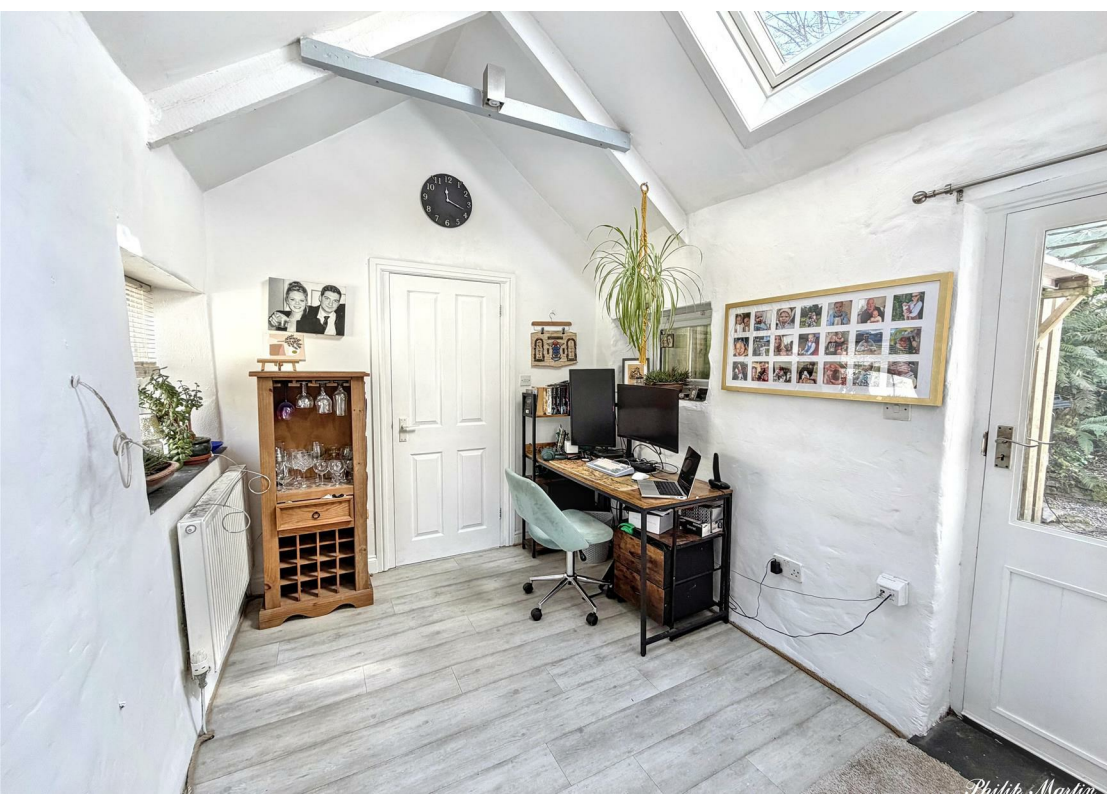
PROBUS TRURO
TR2 4JS

MAGOR
COTTAGE

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin



MAGOR COTTAGE TREGONY ROAD

PROBUS TRURO
TR2 4JS

CHARACTER VILLAGE COTTAGE

Located in a pleasant position within the village, close to the square, this attractive cottage offers flexible accommodation over two floors. The property includes two first floor bedrooms and a ground floor bedroom with en-suite shower room. There is a lounge open plan to the dining area, along with a kitchen and conservatory. A second shower room is located on the first floor. Outside, there is an enclosed south-facing garden and a useful utility/shed providing space for laundry and storage.

GUIDE PRICE £299,950

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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

Magor Cottage is a charming and characterful period home, ideally situated in the heart of the sought-after village of Probus, within easy reach of the square and local amenities. The property combines traditional features with practical living space, offering a versatile layout suited to a range of buyers.

The accommodation is arranged over two floors and retains a wealth of character throughout. The lounge features exposed beamed ceilings and a wood burning stove, creating a warm and cosy room, with stairs rising to the first floor. This room opens through to the dining area, which also enjoys exposed beams with a natural flow through to the kitchen and conservatory. The conservatory offers a pleasant outlook over the garden and provides an additional reception area with good natural light.

Also on the ground floor is a useful bedroom or study, ideal for those seeking flexible living arrangements, complemented by its own shower room/WC. To the first floor, there are two well-proportioned bedrooms along with a separate shower room/WC.

Externally, the property benefits from a rear garden enjoying a southerly aspect, ensuring a good degree of sunlight throughout the day. The garden is mainly laid to lawn with a selection of seating areas.



Philip Martin

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):

LOUNGE

3.40m x 4.00m (11'1" x 13'1")

DINING ROOM

2.60m x 2.30m (8'6" x 7'6")

KITCHEN

2.60m x 1.70m (8'6" x 5'6")

CONSERVATORY

2.44m x 1.83m (8'0" x 6'0")

BEDROOM/STUDY

3.30m x 2.50m (10'9" x 8'2")

SHOWER ROOM

2.5 x 1.4 (8'2" x 4'7")

FIRST FLOOR

BEDROOM 1

3.3 x 3.1 (10'9" x 10'2")

BEDROOM 2

3.10m x 2.70m (10'2" x 8'10")

SHOWER ROOM

1.7 x 1.7 (5'6" x 5'6")

OUTSIDE

UTILITY/SHED

SERVICES

Mains water, gas, electricity and 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.

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.

COUNCIL TAX

Band B.

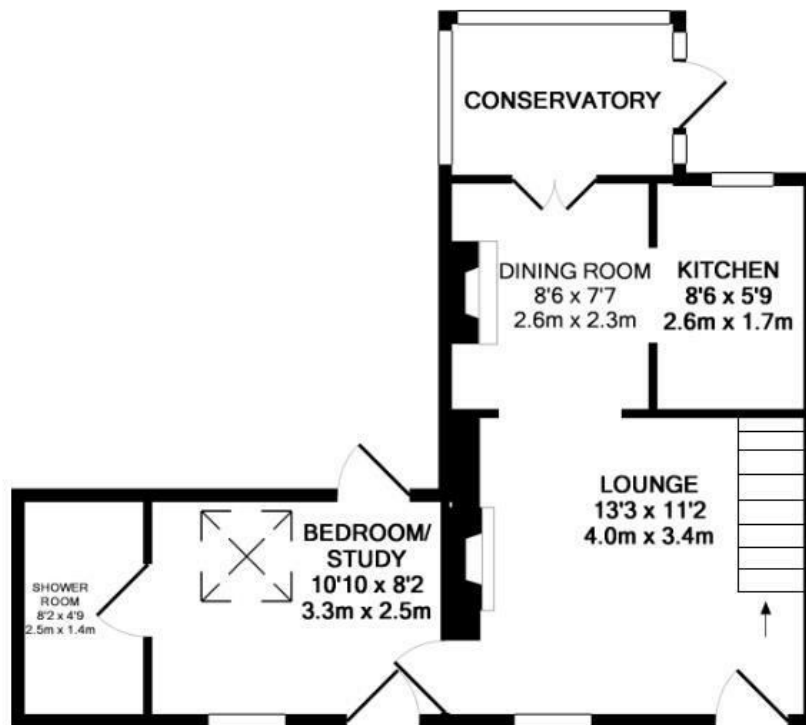
TENURE

Freehold.

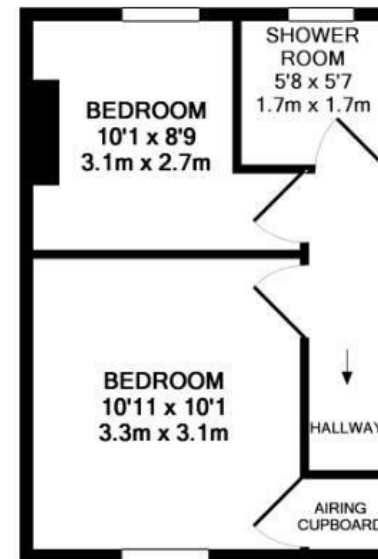
EPC - TBC

DIRECTIONS

The property can be found along Tregony Road which runs from the main square towards Probus Surgery.



GROUND FLOOR
APPROX. FLOOR
AREA 433 SQ.FT.
(40.2 SQ.M.)



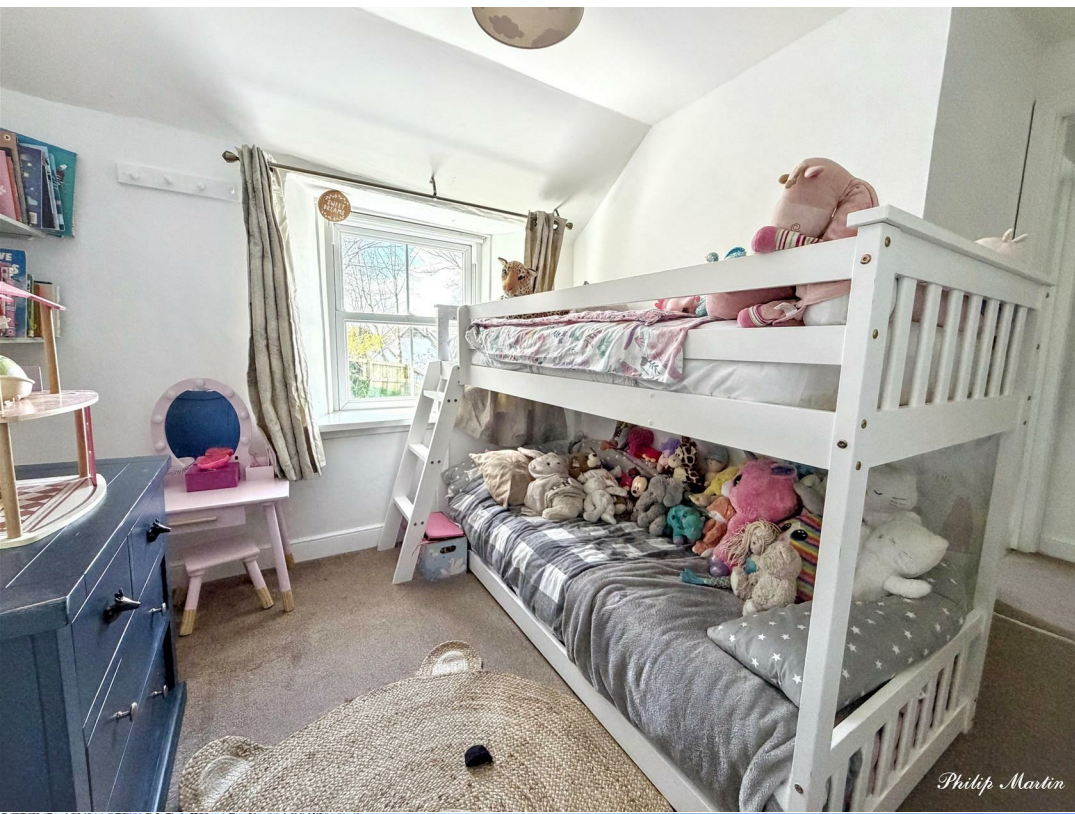
1ST FLOOR
APPROX. FLOOR
AREA 257 SQ.FT.
(23.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 689 SQ.FT. (64.0 SQ.M.)

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	

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