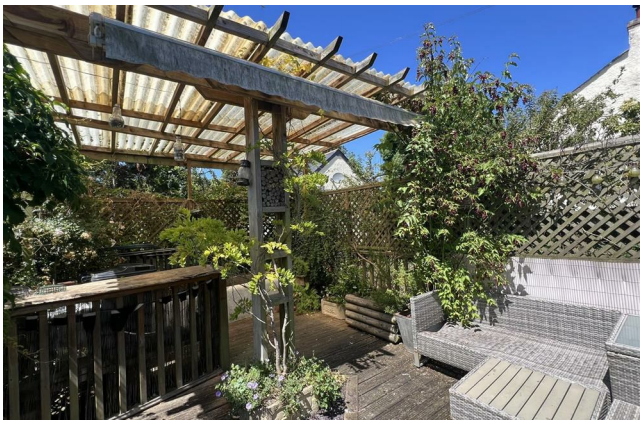
MAY WHETTER & GROSE

2 MOOR VIEW FORE STREET, GRAMPOUND, TR2 4RT
GUIDE PRICE £175,000



A CHAIN FREE GRADE II LISTED MID TERRACE COTTAGE WITH TWO DOUBLE BEDROOMS, LOCATED IN THE DESIRABLE AREA OF GRAMPOUND, A CONSERVATION AREA. NO ALLOCATED PARKING. THE PROPERTY HAS A WELL STOCKED REAR GARDEN. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE CHARACTER AND CHARM ON OFFER. EPC - E
SEE AGENTS NOTES





Location
Located in the historic village of Grampound, which lies in the beautiful valley of the River Fal. It was settled in prehistoric times and in the early medieval period the parish of Creed. Grampound grew after the Norman conquest as the main crossing place on the Fal, a focus for travellers and traders moving between west Cornwall and England. Grampound became one of the important towns in medieval Cornwall with a rich and vibrant history. Situated between the Cathedral city of Truro and newly regenerated town of St Austell. The nearby Roseland Peninsular and coastal area of St Mawes are within a short drive.

Directions
Upon entering Grampound from St Austell, travelling towards Truro, proceed down the hill, passing the church on your right hand side. The property is located on the right hand side, just before the turning right to Mill Lane.

Accommodation
All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

Hard wood door with upper single glazed inset allows external access to entrance hall.

Entrance Hall
12'6" x 4'0" - max including stairs to first floor (3.82 x 1.22 - max including stairs to first floor)



Tiled flooring. Carpeted stairs to first floor. Door through to lounge. Exposed ceiling beams. Exposed wood panelling to left hand side.

Lounge
13'7" x 11'4" - max (4.15 x 3.47 - max)



Wood frame single glazed sash window to front elevation with deep window seat/sill. Carpeted flooring. Exposed ceiling beams. Twin doors open to allow access to understairs cupboard. Multi fuel burner set with chimney recess on slate hearth. Agents Note the chimney was swept February 2025. Carpeted flooring. BT Openreach telephone point.



Kitchen/Diner
19'7" x 14'3" - max irregular shape (5.99 x 4.36 - max irregular shape)



Stable door provides access to rear garden. Door through to utility. Matching kitchen base units. Tiled flooring. Space for dining table. Focal LP Gas Range set within chimney recess with extractor fan above and tiled splashback. Wall mounted electric heater. Square edged worksurfaces. Exposed ceiling beams. Belfast sink. Wood frame single glazed window to side elevation. Space for additional kitchen appliances.



Utility
11'2" x 4'1" (3.42 x 1.27)



Hard wood door to side elevation provides external access. Tiled flooring. Roll top work surfaces with space below for washing machine, tumble dryer and additional chest freezer. Mains enclosed fuse box.

Landing
12'11" x 2'3" - max (3.96 x 0.71 - max)



Doors to double bedrooms one, two and bathroom. Carpeted flooring. Single glazed window.

Bedroom One
13'10" x 14'2" - max (4.24 x 4.33 - max)



Wood frame single glazed window with deep display sill/seat. Exposed floorboards. Feature Wall. BT Openreach telephone point.



Bedroom Two
11'3" x 10'4" max (3.44 x 3.15 max)



Wood frame single glazed sash window to rear elevation. Exposed wood floorboards. Textured ceiling. Loft access hatch. Wall mounted electric heater. Twin doors open to provide access to in-built cupboard, with single door to the right hand side providing access to the airing cupboard housing the hot water tank.



Bathroom
14'9" x 5'6" - max (4.52 x 1.68 - max)



Wood frame double glazed window to rear elevation. Matching four piece white bathroom suite comprising low level flush WC, pedestal hand wash basin and panel enclosed bath with central mixer tap and fitted shower attachment. Separate shower enclosure with glass shower door and wall mounted mains fed shower. Tiled walls to water sensitive areas. Tiled flooring. Wall mounted electric heater.

Outside





To the rear of the property the rear garden is initially laid to a hard standing area off the kitchen/diner. To the right hand side is another door which provides access to external storage area with light and power.

The property benefits from an outdoor tap. To the right hand side of the storage area is a further covered storage recess, then a well stocked bank of evergreen shrubbery.

Access to the top tier of the garden is via a shared walkway with the adjoining property which also offers access to the rear lane.

The top tier of garden is laid to stone slate walkway with an elevated planting bed to the left hand side. Beyond this is an elevated area of lawn again well stocked with flower beds to the left and right hand sides. This opens to an area of patio complete with storage shed. Beyond this is an elevated decked bar area and a number of plants and shrubs with a reclaimed wood bar to the left hand side.

As previously mentioned beyond this is access back onto Mill Lane which runs down the side, pedestrian access can be made off Mill Lane. Agents Note: The parking at the top of the lane belongs to the neighbouring property.





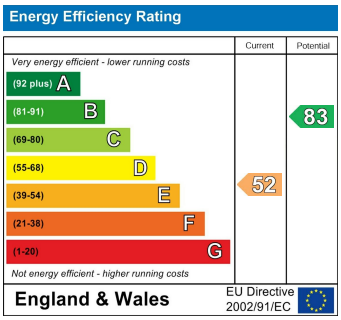
Council Tax Band - B

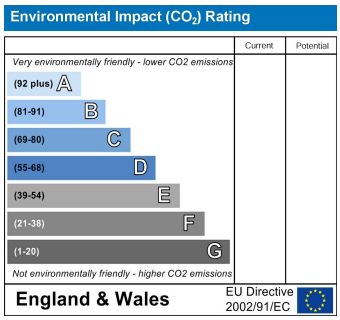
Broadband and Mobile Coverage
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

Services
None of the services, systems or appliances at the property have been tested by the Agents.

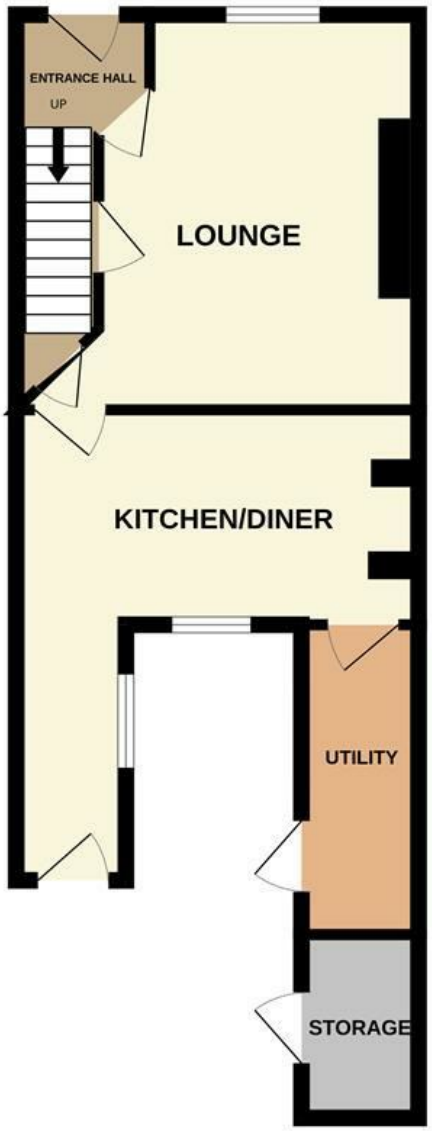
Viewings
Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk

Agents Notes
Grade II Listed Property
No Parking
Propane Gas - no mains gas
The property has access over the rear unmade access lane
Electric Night Storage Heaters
We have been advised that the water mark in bedroom one is historic and the vendor has had the roof replaced to remedy the issue.





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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