



Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



ROSEBANK 7 CHAPEL HILL TRURO TR1 3BW

A SUBSTANTIAL FOUR-BEDROOM FAMILY HOME
WITH SPACIOUS AND VERSATILE
ACCOMMODATION ARRANGED OVER THREE
FLOORS

A substantial and highly versatile four-bedroom family home, conveniently positioned opposite Bosvigo School and offered for sale with no onward chain. Arranged over three floors, the generous accommodation includes a superb kitchen and dining space, two further reception rooms, a utility room and an integral garage. Three bedrooms occupy the first floor, including a spacious principal bedroom with walk-in wardrobe, while the impressive top floor forms a private fourth bedroom suite with its own shower room—ideal for guests, older children or home working.

GUIDE PRICE £750,000

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PHILIP MARTIN

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GENERAL COMMENTS

Rosebank is a substantial and exceptionally well-presented family home, offering spacious and adaptable accommodation arranged over three floors. Finished to a consistently high standard, the property combines generous room proportions with good natural light, neutral decoration, a well-appointed kitchen and modern bathroom fittings. The layout is particularly suited to family life, with two reception rooms, a generous kitchen and dining area, four bedrooms and useful practical spaces including a utility room, cloakroom and integral garage. The large top-floor bedroom with en-suite shower room provides privacy and flexibility for guests, older children, relatives or home working. The property is offered for sale with no onward chain.

THE PROPERTY

An entrance porch opens into the hallway, with stairs rising to the first floor and doors leading to the principal reception rooms. The lounge is positioned at the front of the house and has a broad window providing plenty of natural light, while the separate reception room could serve as a sitting room, formal dining room, playroom or home office. The kitchen and dining area occupies much of the rear of the house and forms an excellent space for everyday living and entertaining, with a comprehensive range of units, a central island and direct access to the garden. A separate utility room provides additional storage and space for domestic appliances, with an adjoining cloakroom and a further door opening outside. On the first floor, the well-proportioned principal bedroom benefits from a walk-in wardrobe, while two further bedrooms are served by the family bathroom. A staircase rises to the second floor, which is devoted to a spacious fourth bedroom with its own en-suite shower room.

TRURO

Truro is renowned for its excellent range of independent shops and national retailers, together with a varied selection of restaurants, cafés and bars. The city offers a choice of highly regarded private and state schools, while its mainline railway station provides direct services to London Paddington. Cultural and leisure attractions include the acclaimed Hall for Cornwall, which hosts year-round performances and entertainment, the Royal Cornwall Museum and Truro's magnificent three-spired cathedral.

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

ENTRANCE VESTIBULE

Front door, and stained glass door opening to hall.

HALLWAY

With attractive tessellated floor, stairs rising to the first floor and doors to the principal reception rooms.

LOUNGE

5.03m x 3.75m (16'6" x 12'3")

A well-proportioned principal reception room with a broad front-facing sash window with fitted blinds and a feature fireplace.



SNUG/RECEPTION ROOM

4.28m x 3.15m (14'0" x 10'4")

A valuable second reception room suitable for use as a sitting room, formal dining room, playroom or home office.

KITCHEN

6.76m x 3.55m (22'2" x 11'7")

An exceptionally spacious kitchen with room for an extensive range of cabinetry, work surfaces and a central island and feature fireplace with a wood burning stove. An opening connects naturally with the adjoining dining room.

DINING ROOM

6.69m x 2.56m (21'11" x 8'4")

A substantial dining and entertaining space adjoining the kitchen, extended in recent years with direct access outside. Together, the two rooms form the natural heart of the house.

UTILITY

3.48m x 2.97m (11'5" x 9'8")

A particularly useful utility room providing space for domestic appliances, storage and additional work surfaces, with an external door.

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CLOAKROOM

Fitted with a WC.

FIRST FLOOR

A central landing provides access to three bedrooms, the family bathroom and the staircase rising to the second floor.

MASTER BEDROOM

5.62m x 3.11m (18'5" x 10'2")

A generous principal bedroom with ample space for a full range of bedroom furniture and the benefit of a separate walk-in wardrobe.

WARDROBE

1.94m x 1.89m (6'4" x 6'2")

A very useful space and potential for an en-suite.

BEDROOM 2

3.61m x 3.43m (11'10" x 11'3")

Currently used as a home office with built in units and storage. Window to rear.

BEDROOM 3

3.34m x 2.74m (10'11" x 8'11")

Window to side.

BATHROOM

2.88m x 1.60m (9'5" x 5'2")

Fitted with bath, w.c., wash hand basin, towel rail and tiled throughout.

SECOND FLOOR

BEDROOM 4

6.26m x 5.20m maximum (20'6" x 17'0" maximum)

An impressive top-floor bedroom with Velux windows providing plenty of natural light. . Its size and separation from the remaining bedrooms make it suitable as a principal suite, guest room, studio or additional family room. Some restricted head height. Access to loft.

EN-SUITE

1.96m x 1.41m (6'5" x 4'7")

Walk in shower, w.c., wash hand basin, Velux window.

OUTSIDE

The property has an attractive brick paved driveway providing parking for 2/3 cars and access to the garage.

GARAGE

3.83 x 2.42 (12'6" x 7'11")

REAR GARDENS

Doors from both the kitchen and utility room open onto a paved patio and pathway. Enjoying a southerly aspect, the

garden provides an ideal setting for outdoor dining, entertaining and relaxation. A level lawn is enclosed by fencing and an attractive brick wall, creating a private and secure space well suited to children and pets.

SERVICES

Mains water, drainage, gas and electricity.

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.

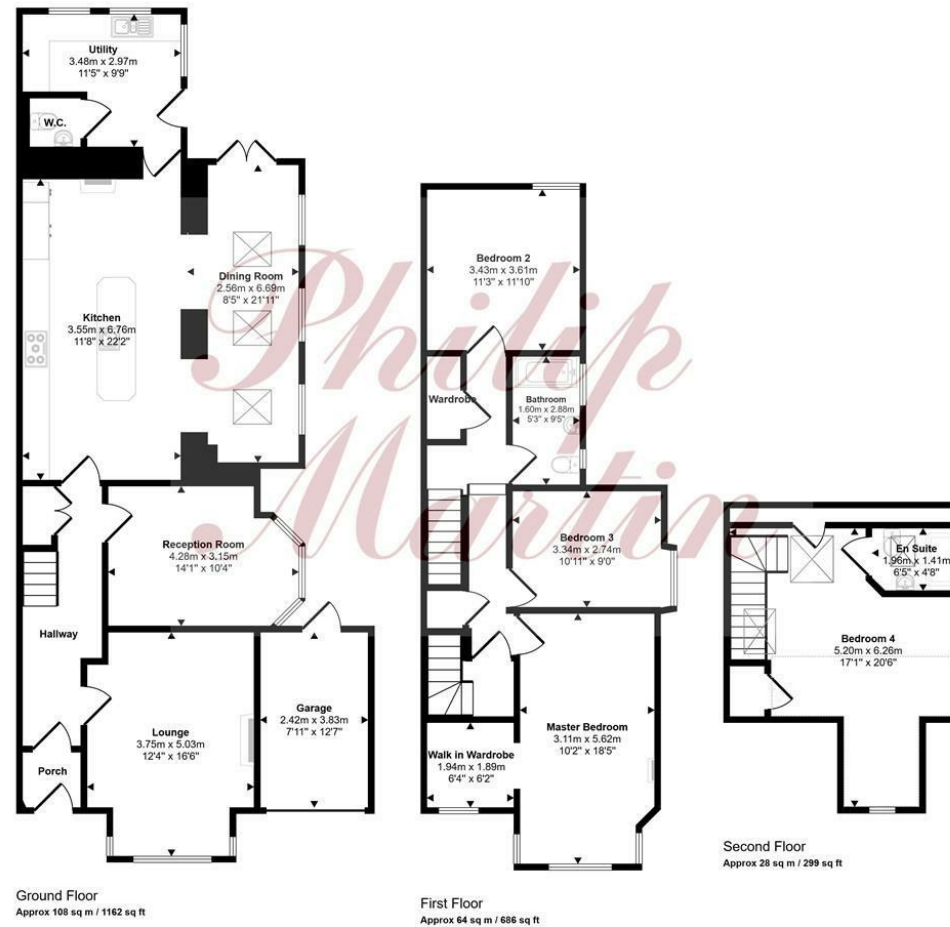
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COUNCIL TAX

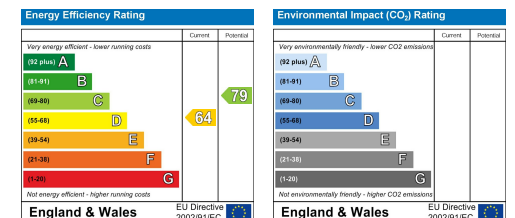
Band D.

Approx Gross Internal Area
199 sq m / 2147 sq ft



Denotes head height below 1.5m

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.







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