

# SPRINGFIELD FORE STREET

GRAMPOUND  
TR2 4RR



*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



# SPRINGFIELD FORE STREET GRAMPOUND TR2 4RR

DETACHED PERIOD HOUSE SITUATED IN DESIRABLE  
VILLAGE & SOLD WITH NO CHAIN

This large detached, Grade II Listed family home is situated in the highly popular village of Grampound, located between Truro and St Austell. The property has been modernised during the current ownership yet still maintains its charm throughout.

The accommodation includes; entrance vestibule, hallway, two reception rooms, kitchen, utility room, bedroom and shower room to the ground floor with three bedrooms, a study and a bathroom to the first floor as well as a useful attic room. There is a large, level rear garden laid to both patio and lawn, that is completely enclosed, there is also a garage.

Sold with no chain, internal viewing is highly recommended.

EPC - E. Freehold. Council Tax - D.

## GUIDE PRICE £525,000

## *Philip Martin*

PHILIP MARTIN

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## THE PROPERTY

Springfield is a four/five bedroom detached character property situated in the popular village of Grampound. The dwelling is within walking distance of the amenities on offer within the village, whilst also falling within the catchment to the popular Roseland secondary school. Much larger than first apparent, this Grade II listed dwelling oozes period features with sash windows, original tiled flooring, open fire places and exposed ceiling beams. The property has been sympathetically, and fantastically modernised and upgraded during the current ownership to create contemporary living, whilst maintaining its original, characterful feel throughout. In all, the accommodation includes, entrance vestibule, hallway, sitting room, kitchen, dining room, utility room, shower room and a bedroom to the ground floor; with three bedrooms, a study and a bathroom to the first floor with a converted attic room to the second floor. There is an enclosed, level rear garden laid to lawn with a useful detached garage.

## GRAMPOUND

The village of Grampound lies on the A390 between Truro and St. Austell and offers a variety of local facilities for daily needs including shop, church, primary school, pub, village amenities cafe and village hall. The village has the benefit of a regular bus service and is also close to the picturesque attractions of the Roseland Peninsula and the south Cornish coast. The city of Truro with its fine Cathedral, major shopping centre and main line railway link to London (Paddington) is about nine miles. St. Austell is about six miles.

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

## GROUND FLOOR

### ENTRANCE VESTIBULE

With stained glass door into;

### ENTRANCE HALLWAY

Stunning original floor tiles, leading into;

### SITTING ROOM

4.34m x 4.00m (14'2" x 13'1")

Window to front with feature open fireplace. Radiator.

### DINING ROOM

5.64m x 4.19m (18'6" x 13'8")

Window to front and feature fireplace. Opening into;



### KITCHEN

3.97m x 3.41m (13'0" x 11'2")

A modern kitchen suite fitted with a range of base and eye level units with worktops over and central island with breakfast bar. Corner pantry cupboard, inset sink and drainer with window to rear. Integrated dishwasher, electric oven and hob with extractor fan over. Radiator. Door into;

### UTILITY ROOM

3.91m x 2.59m (12'9" x 8'5")

Spacious utility with doors to both front and rear into back garden. Cupboard housing oil boiler, plumbing for washing machine and units with hand wash basin. Space for large American style fridge/freezer.

### BEDROOM

4.58m x 3.79m (15'0" x 12'5")

Dual aspect with window to side and rear. Radiator.

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#### SHOWER ROOM

2.75m x 2.46m (9'0" x 8'0")

Modern shower room suite comprising double walk in shower cubicle, hand wash basin and low level w.c.

#### FIRST FLOOR

##### LANDING

Doors into;

##### BEDROOM

4.23m x 1.60m (13'10" x 5'2")

Window to rear. Restricted head height.

##### BEDROOM

4.71m x 2.84m (15'5" x 9'3")

Window to front. Radiator.

##### BEDROOM

4.85m x 4.28m (15'10" x 14'0")

Window to front. Fitted wardrobes. Radiator.

#### BATHROOM

4.03m x 3.30m (13'2" x 10'9")

A wonderful modern bathroom suite with window to side aspect and fitted with bath and double walk in shower cubicle. Twin hand wash basin and low level w.c.

#### LANDING

A useful study space with window to front and staircase rising to;

#### ATTIC ROOM

9.45m x 4.19m (31'0" x 13'8")

Dual aspect with dormer windows to front and rear.

#### OUTSIDE

To the front of the property there is a small courtyard style garden which leads to both the front door and utility room door. The rear garden is completely enclosed with walled boundaries and is therefore perfect for children and pets. It is laid to a combination of patio, and level lawn whilst enjoys the sunny aspect. There is also a door into the garage.



#### GARAGE

7.37m x 2.59m (24'2" x 8'5" )

Metal up and over door and pedestrian door from garden. Light and power connected.

#### SERVICES

Mains water, electric and drainage. Oil fired central heating.

#### N.B

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

#### COUNCIL TAX

D.

#### TENURE

Freehold.

#### DIRECTIONS

Proceeding through Grampound from the Truro direction along the A39, Springfield is easily located on the left hand side just before the Church, where a Philip Martin for sale 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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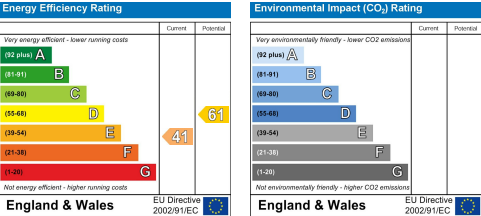
Approx Gross Internal Area  
283 sq m / 3046 sq ft



Ground Floor  
Approx 130 sq m / 1404 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. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.







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