



East House, Station Road, Grampond Road, Truro, TR2 4EE
£400,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Semi-detached character home
- Central village location, no through road
- Four storey, over 1,600 sq ft accommodation
- 5 bedrooms, 3 bath/shower rooms
- Lower ground floor annexe potential
- Enclosed level garden
- Driveway parking
- Video tour available



*A beautiful semi-detached period property located in the heart of the village of Grampond Road.
Well presented four storey accommodation with annexe, enclosed garden
and driveway parking.*



The Property

A unique period property dating from 1879 and semi-detached with its neighbour to the rear. Substantial four storey accommodation measuring just over 1,600 sq ft in beautiful condition and with masses of character throughout.

Entering the ground floor a lovely entrance hallway welcomes you in to the house with lots of natural light and provides space for shoe and coat storage. On this level there is a great sized dual aspect living room and fully fitted kitchen/diner with integrated appliances. On the first floor there is a spacious landing with carved wooden staircase providing access to two large double bedrooms and a modern spacious shower room. Up another turning staircase the top floor provides two good sized bedrooms and another bathroom with lovely views over the surrounding countryside from this high position. On the lower ground floor there is another reception room, bedroom and ensuite shower room which is accessed via a turning staircase from the living room but also has its own pedestrian access externally. This provides great potential for annexe accommodation that can feel as integrated or as separate as you wish. The house has been maintained beautifully and is presented very well with character features like wooden floorboards, stripped timber doors, detailed cornicing, high skirting, deep window reveals and tall ceiling heights just to mention a few.

Outside there is a level garden laid with lawn enclosed by established hedging and trees providing a lovely sunny yet low maintenance space to enjoy. There is also gated driveway parking for a couple of cars and a good sized timber shed with space behind providing great storage options.

This is a wonderful house with so much to offer the discerning buyer, wholeheartedly recommended.



The Location

Located at the very end of a no-through road and therefore offering a quiet and private spot whilst being within the village centre. Grampound Road blends rural living surrounded by beautiful countryside, whilst having great local amenities and being only being a 7 mile (15 minute drive) from the city of Truro. There are good transport links with buses heading in and out of the centre of the village on a regular basis. You are well catered for here with a village store, post office, village hall, well renowned cricket club, nursery and a highly regarded primary school with a good choice of secondary schooling close by as well. To the South you can be on the stunning Roseland Heritage Coast in around 10 minutes enjoying St Mawes, Portscatho and Carne Beach to name a few. Driving North you can be on the A30 very easily within around 10 minutes as well.

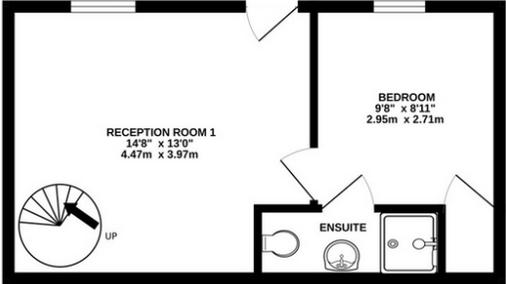
Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned schools are in abundance and there is a main line railway link to London (Paddington) within 5 hours. Draws such as the newly renovated Hall for Cornwall, historic Truro Cathedral and Royal Cornwall Museum are on one's doorstep with regular city events taking place throughout the year such as Truro Food Festival, City of Lights and famous Christmas markets.



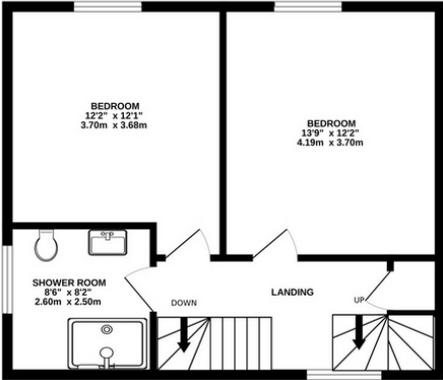


Floorplan

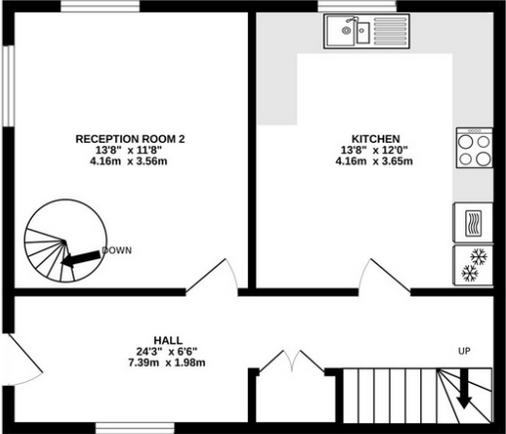
LOWER GROUND FLOOR
306 sq.ft. (28.4 sq.m.) approx.



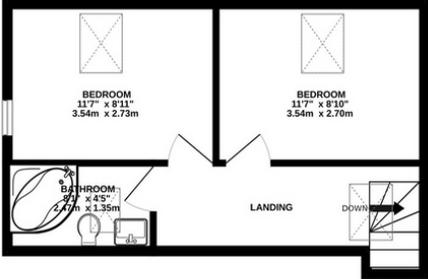
2ND FLOOR
497 sq.ft. (46.1 sq.m.) approx.



GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



3RD FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 1603 sq.ft. (148.9 sq.m.) approx.

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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Property Information

Tenure: Freehold

Council Authority: Cornwall

Council Tax Band: C

Services: Mains water, drainage, electric and gas are all connected.

Mobile Signal: All networks good outdoor

Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 220Mbps.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.

