



PENCARROW COTTAGE

FORE STREET

PROBUS

TRURO TR2 4LQ

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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ATTRACTIVE PERIOD COTTAGE IN POPULAR VILLAGE SETTING

Beautifully presented and so much larger than apparent from outside with light, well proportioned rooms and high ceilings.

Located in the centre of the sought after village of Probus within a short walk of the excellent village facilities including shop, post office and bus stop.

Four bedrooms, modern kitchen/dining room, large sitting room with woodburner, cloakroom, utility room and bathroom. Fourth bedroom with balcony and ample space for sitting out.

Private enclosed rear garden with large patio, lawned garden and lower terrace.

Far reaching countryside views from the rear.
Internal viewing absolutely essential.

Double Glazing. Mains Gas Central Heating.

Freehold. Council Tax Band D. EPC - D.



GUIDE PRICE £395,000

Philip Martin

PHILIP MARTIN

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GENERAL COMMENTS

Pencarrow Cottage is a very attractive period cottage located in the heart of Probus village. The property is a lot larger than one would expect from outside and includes a fourth bedroom at first floor level with balcony over the access lane which leads to the rear. The property is beautifully presented throughout and retains much charm and character. The cottage enjoys lovely views from the rear over the surrounding countryside and there is a good size enclosed rear garden, therefore being secure for children and pets. The rear garden enjoys the afternoon and evening sun. The accommodation includes spacious entrance hall, large sitting room with wood burning stove, kitchen/dining room, utility room and cloakroom on the ground floor, whilst on the first floor are four bedrooms and a family bathroom. The master bedroom is particularly large and includes the balcony with plenty of sitting out space and views over Fore Street. The cottage is double glazed with mains gas fired central heating and must be viewed to full appreciate.

LOCATION

Probus is one of the best served villages in mid Cornwall and is renowned for its excellent amenities and transport links. The village boasts a popular farm shop and butchers, village shop and post office, parish church, primary school, village hall, doctors surgery, Chinese takeaway, fish and chip shop and public house. It has an excellent bus service with a very regular connection to Truro and St. Austell including for those travelling to both the local secondary schools and college. The Roseland Peninsula known for its golden sandy beaches is very close by and the A30 trunk road for quick commuting throughout the county is within easy access. Truro is approximately six miles away with its excellent shopping centre, fine restaurants, private and state schools, historic cathedral, flagship Marks and Spencer store and Waitrose together with the Cornish Food Hall which is less than ten minutes away on the Probus side of the city. It also has a mainline railway link to London (Paddington). Newquay airport is only a twenty minute drive away with regular flights to London, Manchester, Dublin, Edinburgh and Glasgow.

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



ENTRANCE HALL

Half glazed entrance door, laminate wood effect flooring, exposed beams, stairs to first floor with storage cupboard below. Telephone point. Electric radiator. Door:

SITTING ROOM

4.72m x 4.24m (15'6" x 13'11")

Feature fireplace with timber lintel and brick surround incorporating wood burning stove (fitted in 2012). Built-in

shelves with storage cupboard below, television point, three wall lights and spotlights. Window to front. Radiator.

KITCHEN/DINING ROOM

6.99m x 2.97m (22'11" x 9'9")

A large family room with an excellent selection of both base and eye level shaker style kitchen units with solid wood worktops. One and a half bowl enamel sink, integral dishwasher, Range Master cooker with five ring gas hob and Range Master extractor

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hood over, window overlooking the rear garden with window blind and slate sill, exposed beams and t.v. point. Space for upright fridge/freezer. Opening through to:-

UTILITY ROOM

Double glazed window and fully glazed door leading to rear garden. Space and plumbing for washing machine and space for tumble dryer. Radiator. Frosted double glazed window to side. Slate floor.

CLOAKROOM

Comprising low level w.c., pedestal wash hand basin and frosted window to side.

FIRST FLOOR

MASTER BEDROOM

5.23m x 3.23m (17'2" x 10'7")

A light twin aspect room with window overlooking rear enjoying countryside views and half glazed door to front opening to balcony. Two cast iron radiators, tv point, loft access (loft partially boarded). Balcony with views over Fore Street and fields beyond.

BEDROOM TWO

3.33m x 3.05m (10'11" x 10')

Double glazed window to front. Loft access. Radiator.

BEDROOM THREE

4.32m x 3.00m (14'2" x 9'10")

Built-in double wardrobe, shelves, radiator and double glazed window to front.

INNER LANDING

With radiator. Doors to bathroom and fourth bedroom.

BATHROOM

A beautifully appointed bathroom with modern white suite comprising low level w.c., pedestal wash hand basin, panelled bath with shower over and fully tiled surround. Tiled floor with underfloor heating. Two frosted double glazed windows to rear. Storage cupboard, heated towel rail, spotlights and extractor fan.

BEDROOM FOUR

3.63m x 3.20m (11'11" x 10'6")

Double glazed window to rear with countryside views. Radiator.

OUTSIDE

At the front is a small garden with lawn and rockery enclosed behind a Cornish stone hedge with pedestrian access through a metal entrance gate. A brick pathway leads to the front door with storm porch and outside light. The main garden is located at the rear with entered through double wooden gates open to a paved patio providing plenty of sitting out space. There is pedestrian access for a neighbour to Pencarrow although this is rarely used. The rear garden has been landscaped and steps lead to a terrace of three lawns with attractive Cornish stone retaining walls and granite steps. The garden enjoys the last of the day's sun and being enclosed is very safe for children and pets. There are various shrubs and plants, raised flower bed borders, cherry tree, wooden GARDEN SHED and STONE SHED/WORKSHOP.

SERVICES

Mains water, electricity and drainage are connected. Mains gas fired central heating.

N.B

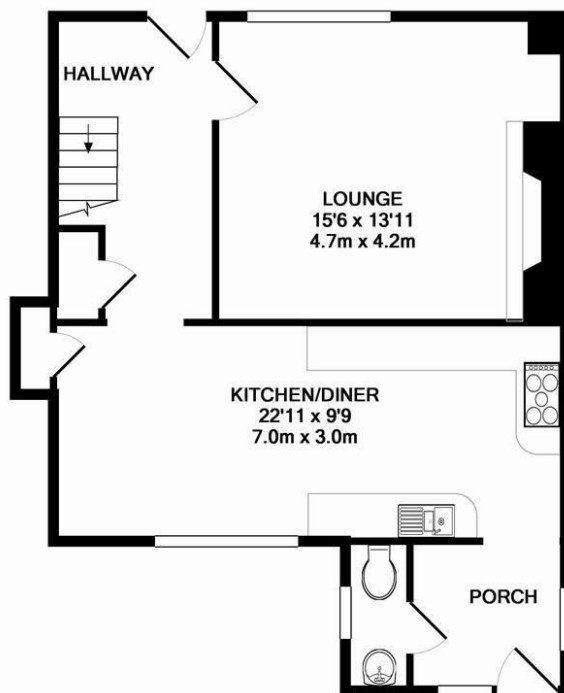
The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

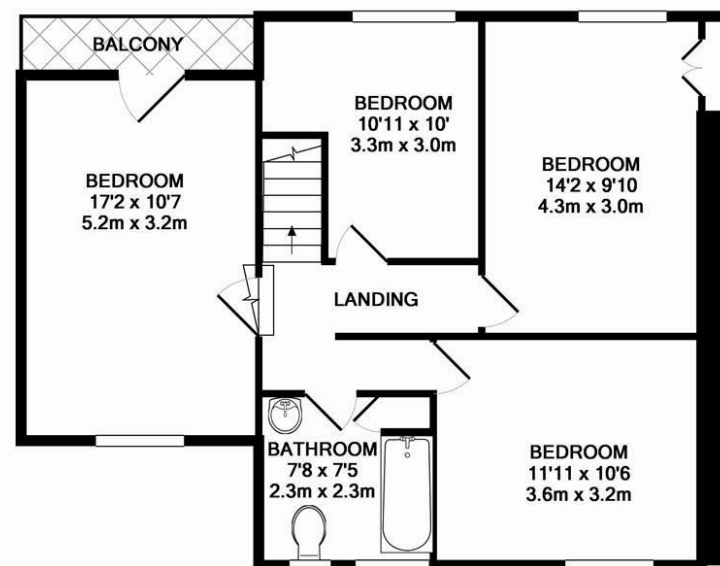
Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

Proceed into Probus village from the Truro direction (lower end of the village) passing the petrol station and Pencarrow Cottage will be found on the left hand side where a Philip Martin board has been erected almost opposite Treviglas Lane.



GROUND FLOOR
APPROX. FLOOR
AREA 607 SQ.FT.
(56.4 SQ.M.)

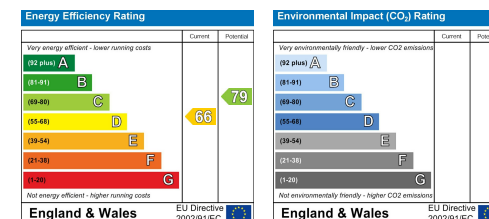


1ST FLOOR
APPROX. FLOOR
AREA 666 SQ.FT.
(61.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1273 SQ.FT. (118.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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