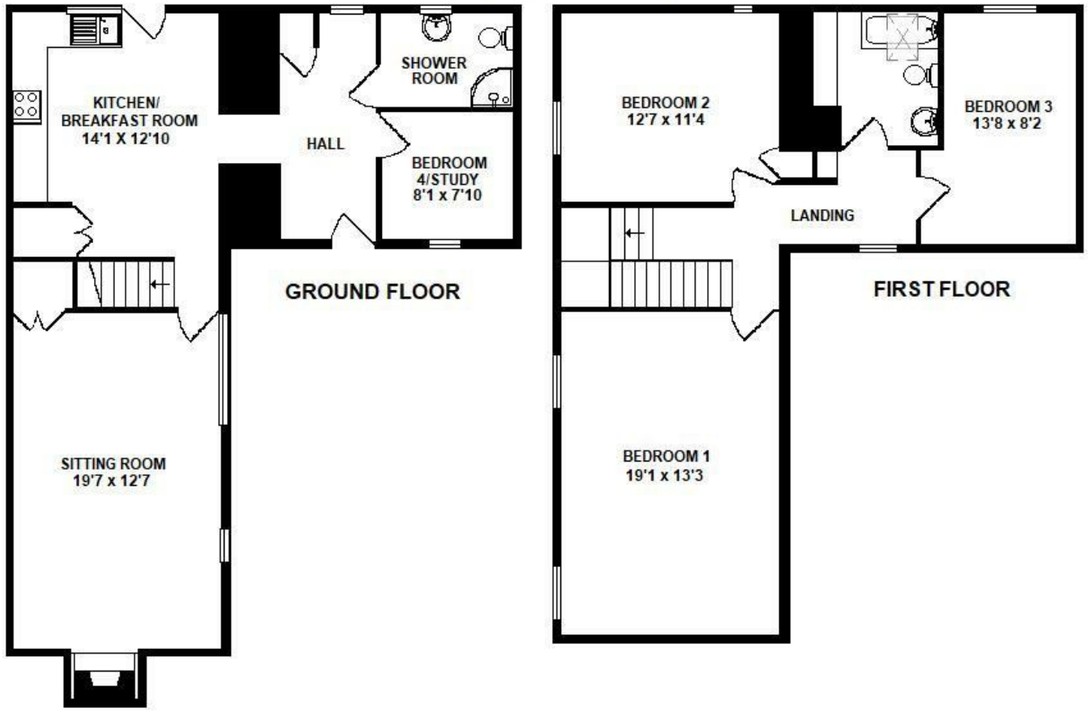
NANTELLAN LODGE

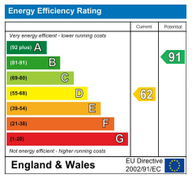
GROSS INTERNAL AREA (APPROX.)
129.9 sqm (1,399 sq ft)

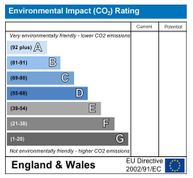


Key Features

- Detached house
- 3 bedrooms
- Sitting room with inglenook
- Study/bedroom 4
- Parking spaces
- Unspoiled rural location
- Bathroom and separate shower room
- Fitted kitchen
- Central heating and D/glazed.
- Garden with woodland

Energy performance rating





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(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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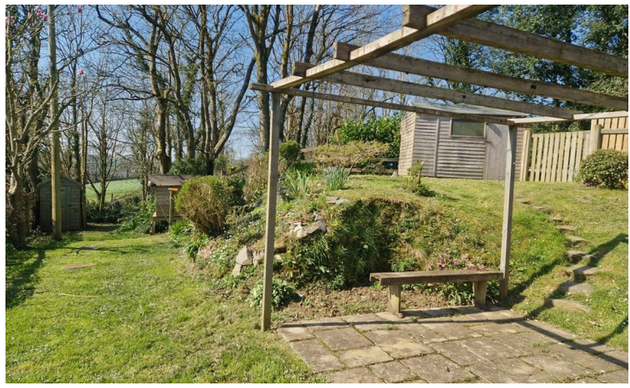
NEAR GRAMPOUND, TRURO



NANTELLAN LODGE, NANTELLAN, GRAMPOUND, TRURO, TR2 4RD

A DETACHED CHARACTER HOUSE IN AN UNSPOILED RURAL LOCATION

An interesting house set at the entrance to the grounds of Nantellan House and with a long garden including an area of woodland. Plenty of further potential.

3 bedrooms (one with dressing room), bathroom, separate shower room, sitting room, kitchen and study. Oil-fired central heating. Double glazed.

Secluded garden with terrace and pergola. Several timber sheds and an area of woodland.
Courtyard for parking and additional parking area.

Freehold. EPC Band - D Council Tax Band - D.

Price Guide £395,000

GENERAL REMARKS AND LOCATION

This detached house is set in an unspoiled rural location at the entrance to a large country house about one mile from the village of Grampound. It adjoins a minor country road but enjoys a very peaceful ambience with a long garden including an area of woodland. Having a versatile arrangement of accommodation including a study and shower room on the ground floor the property would suit someone wanting to work from home or alternatively it might appeal to those with a growing family. There are 3 bedrooms and a bathroom on the first floor with the main bedroom having a dressing room ensuite. Further accommodation on the ground floor includes a large sitting room with inglenook fireplace and wood-burner and also a fitted kitchen.

Nantellan lies about one mile north of the village of Grampound in a truly unspoiled rural location. 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 and cafe, church, primary school, pub 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.

THE DWELLING

The house has mellow stone elevations, double glazed windows and mostly gabled windows in the roof slope providing character. There is a comprehensive system of oil-fired central heating.

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

GROUND FLOOR

ENTRANCE HALLWAY

13'9" x 6' (4.19m x 1.83m)
a spacious area with bench window seat and cupboard containing Worcester oil-fired central heating boiler. Tiled floor.

STUDY/BEDROOM 4

8'1" x 7'10" (2.46m x 2.39m)
with radiator.

SHOWER ROOM

8'2" x 5'6" (2.49m x 1.68m)
with corner shower cubicle, wash hand basin and wc. Radiator and extractor fan.

KITCHEN/BREAKFAST ROOM

14'1" x 12'10" (4.29m x 3.91m)
fitted with a range of units comprising base cupboards and drawers, wall mounted storage cupboards and work surface area with sink and drainer inset. Integral appliances include electric oven and hob with extractor above. Space and plumbing for dishwasher. Cupboard under the stairs and rear entrance door.

SITTING ROOM

19'7" x 12'7" (5.97m x 3.84m)
focusing to an inglenook fireplace with wood-burning stove. Two radiators and built in cupboard.

FIRST FLOOR

LANDING

with radiator and shelving.

BEDROOM 1

19'1" x 13'3" overall (5.82m x 4.04m overall)
currently divided to provide bedroom and separate dressing room. Radiator in each part.

BEDROOM 2

12'7" x 11'4" (3.84m x 3.45m)
with radiator.

BEDROOM 3

13'8" x 8'2" (4.17m x 2.49m)
with radiator

BATHROOM

with suite comprising bath , wash hand basin and wc. Radiator and extractor fan.

OUTSIDE

The driveway leading into the property has been retained by Nantellan House and access over this will be a right of way for Nantellan Lodge and also Nantellan Roundhouse. A private concreted forecourt to the front of Nantellan Lodge provides parking space although Nantellan House has retained part of this forecourt to provide a right of way to Nantellan Roundhouse and which will also be a right of way for Nantellan Lodge to access a further parking area within its own curtilage.

A private enclosed GARDEN extends to the west of Nantellan Lodge and is largely laid to lawn with a paved sun terrace and pergola, Steps provide access to a higher level where there is a timber GARDEN SHED and a further GARDEN SHED beyond. The garden has much further potential for landscaping and planting and extends to an area of woodland at the far end.

SERVICES

Mains electricity and private drainage. Mains water (from a shared pipeline with Nantellan House and supplied by virtue of a sub-meter). Oil fired central heating as previously mentioned.

NB The electrical circuit, appliances and central heating system have not been checked 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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DIRECTIONS

In the main street of Grampound on the A390 take the turning into Pepo Lane immediately adjacent to the church (half-way up the hill). Continue on this road leaving the village for approximately half a mile and take the first turning right. Proceed for a further half a mile and the entrance into Nantellan House will be clearly visible on the left hand side. When entering the private driveway bear immediately left where Nantellan Lodge will be clearly visible.