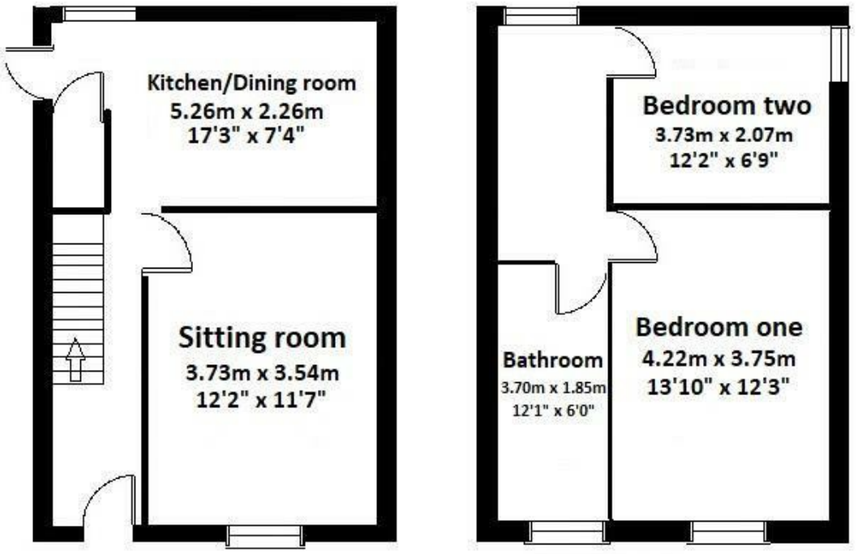
FORE STREET, GRAMPOUND



NOT TO SCALE. FOR ILLUSTRATION PURPOSES ONLY.



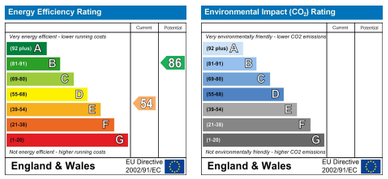




Key Features

- Mid Terrace
- Two Bedrooms
- New Electric Heaters
- Kitchen/ Dining Room
- Brand New Bathroom
- Character Cottage
- Garage & Garden
- Popular Location
- Vacant Possession
- No Chain

Energy performance rating



Contact us

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(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

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ROSKEAR FORE STREET, GRAMPOUND, TRURO, TR2 4RR

GRADE II LISTED CHARACTER COTTAGE SOLD WITH NO CHAIN

This Grade II listed two bedroom cottage is situated in the popular village location of Grampound and contains much charm throughout. The cottage is within a stone's throw to the local public house, as well as the primary school and village shop. The property is full of character and in all, the accommodation comprises; entrance hall, sitting room and kitchen/ dining room to the ground floor with two bedrooms and a brand new bathroom suite to the first floor. Just a short distance to the rear of the property, the dwelling also benefits from a single garage and a garden. Sold with no chain, viewing is highly recommended.
EPC - E. Freehold. Council Tax - B.

Guide Price £199,950

THE PROPERTY

Roskear is a charming two bedroom Grade II listed cottage situated in the heart of the desirable village location of Grampound. The cottage is within a stone's throw to the local public house, as well as the primary school and village shop. The property is full of character and in all, the accommodation comprises; entrance hall, sitting room and kitchen/dining room to the ground floor. To the first floor there are two bedrooms and a brand new family bathroom.The property also benefits from brand new electric heaters through out. Just a short distance to the rear of the property, the dwelling also benefits from a single garage and a garden. Sold with no chain, viewing is highly recommended.

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 HALLWAY

Stairs rising to the first floor and doors into;

SITTING ROOM

12'2" x 11'7" (3.73m x 3.54m)
Sash window to front with secondary glazing and new made to fit Venetian blind. Brand new electric heater.

KITCHEN/ DINING ROOM

17'3" x 7'4" (5.26m x 2.26m)
Comprising a range of base and eye level units with worktop over and tiled splashbacks. Inset stainless steel sink and drainer with space and plumbing for washing machine, free standing cooker with extractor fan over and fridge/ freezer. Window to rear and door to side leading to rear garden. Under stairs storage cupboard and space for dining table. Brand new electric heater.

FIRST FLOOR

LANDING

Window to rear and doors into;

BEDROOM ONE

13'10" x 12'3" (4.22m x 3.75m)
Window to front with secondary glazing and new made to fit Venetian blind. Feature original fireplace (not operational). Brand new electric heater.

BEDROOM TWO

12'2" x 6'9" (3.73m x 2.07m)
Window to side. Brand new electric heater.

BATHROOM

12'1" x 6'0" (3.70m x 1.85m)
A brand new bathroom suite comprising walk in rainfall shower, free standing bath, hand wash basin, low level w.c. Window to front with new made to fit Venetian blind and tiled to half height. Heated towel rail and extractor fan.













OUTSIDE

Situated just a short walk behind the property, the garden is enclosed with a wooden pedestrian gate. It is laid to lawn and patio with many mature shrubs.

GARAGE

Metal up and over door and window to rear.

SERVICES

Mains water, electric and drainage.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents however we have been informed that the property has an up to date EICR test completed in July 2025 which can be available upon request.

TENURE

Freehold.

COUNCIL TAX

B.

DIRECTIONS

Proceed in to the village of Grampound and Roskear will be found in the middle of the village on the left hand side opposite the turning to Creed.

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

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.