



2 Allerton Place



## 2 Allerton Place

*A charming and attractive split-level double-fronted, two-bedroom Cottage nestled in the heart of the popular village of Probus. This beautiful cottage has been sensitively updated over the years and now offers a comfortable and well-equipped home. There is plenty of quirk and appeal with an outdoor sitting area at the rear that is ideal for alfresco dining, as well as a generous front garden predominantly laid to lawn. The property has the benefit of planning permission granted to extend to the rear to create a generous kitchen dining room, separate utility room, and new primary bedroom with en-suite room.*

*2 Allerton Place is ideal as a permanent family home with scope to update / extend or would suit those looking for a holiday let / second home. Equally, it would be well suited for long-term letting and investment.*

## Accommodation Summary

**Gross Internal Floor Area:** 784 sq. ft. (72 sq. m.).

### Ground Floor

Living Room, Kitchen, Dining Room, WC.

### First Floor

Two Double Bedrooms, Family Shower Room.

### Outside

Front Elevated Garden with Gravelled Seating Area,  
Rear Enclosed Courtyard Garden.





## 2 Allerton Place: Description

This charming semi-detached, double-fronted cottage is located in the heart of Probus village, offering a blend of cozy living spaces and potential for future expansion. With delightful views over the fields, this property combines country living with modern conveniences, making it an ideal retreat for those seeking peace and quiet without sacrificing comfort.

Inside, the cottage features two well-proportioned bedrooms. The large, inviting living room serves as the heart of the home, providing ample space for relaxation and entertainment. The kitchen is well-appointed, offering all the essentials for daily cooking, while the adjacent dining room, with its patio doors, seamlessly connects the indoor and outdoor spaces. The dining room opens up to the rear courtyard garden, which boasts lovely rural views over the fields directly behind the cottage. Additionally, a convenient downstairs WC adds to the practicality of the ground floor layout.

Upstairs, the family shower room is spacious and well-maintained, catering to the needs of the household. There is a large eaves storage space providing ample room for stowing away seasonal items and other belongings, ensuring the cottage remains clutter-free.

The outdoor spaces of this property are equally appealing. The front garden is thoughtfully laid to lawn, creating a welcoming first impression. A gravelled seating area to the front of the cottage is perfect for enjoying the evening sun, making it an ideal spot for unwinding after a long day. The rear courtyard garden, with its serene rural views, offers a private and peaceful outdoor retreat, ideal for alfresco dining or gardening enthusiasts.

An exciting aspect of this property is the granted planning permission for a rear extension. This approved plan allows for the creation of a large kitchen and a separate utility room on the ground floor, enhancing the functionality and appeal of the living space. On the first floor, the extension includes a primary bedroom with an en-suite bathroom, providing a luxurious and private sanctuary for the homeowners.

Located in the heart of Probus village, this cottage is perfect for those seeking a lifestyle with the potential to expand and personalize their home. The village itself offers a strong sense of community, with local amenities and services within easy reach. The granted planning permission provides a fantastic opportunity to increase the living space and add significant value to the property, making it a wise investment for the future.











## Location Summary

(Distances and times are approximate)

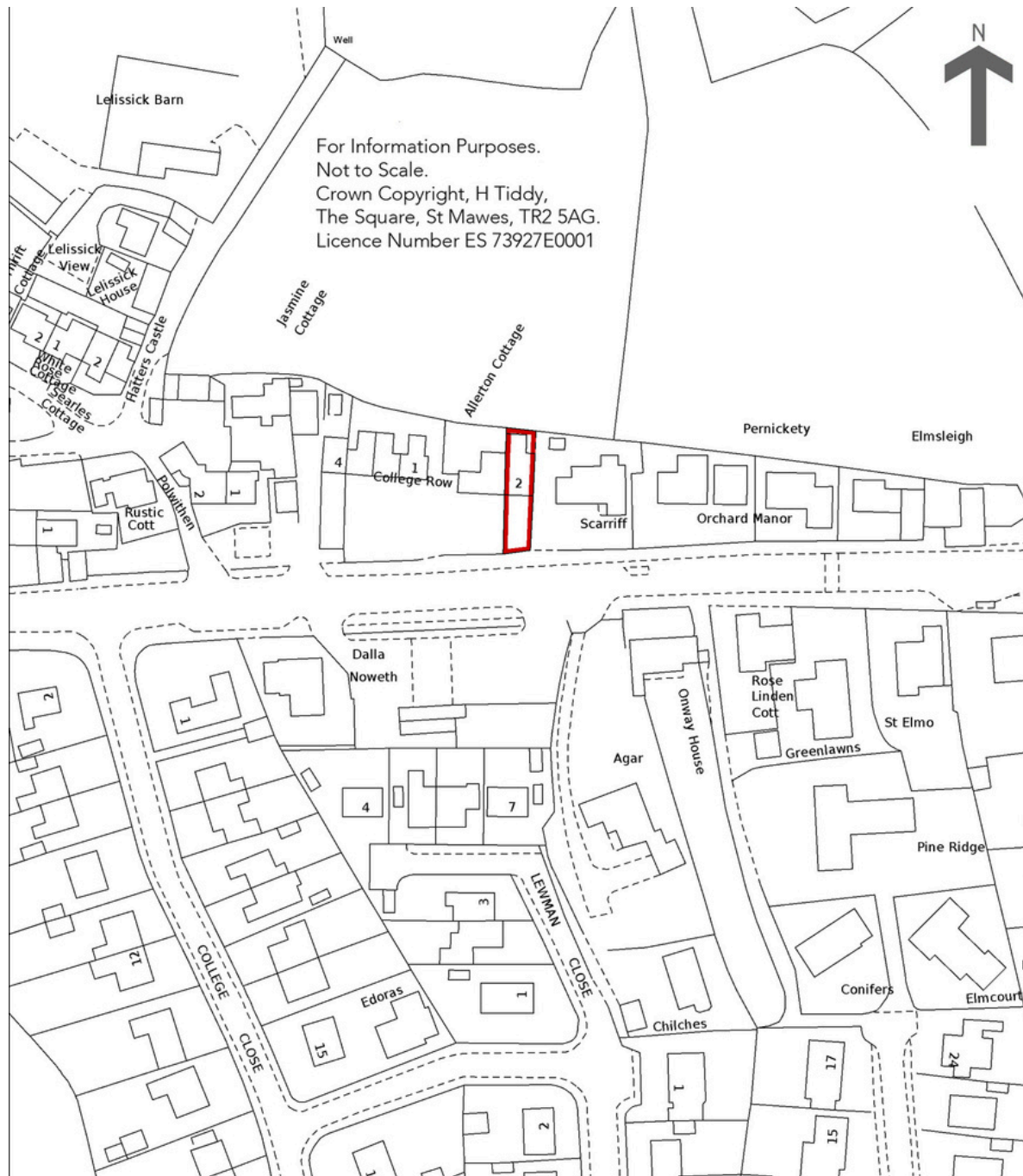
Probus Village Shop – 500 yards. Tregony (with the Roseland Academy secondary school) – 4 miles. Truro – 7 miles. St Mawes – 14 miles. Falmouth – 17 miles. Newquay Airport – 15 miles with flights to London Gatwick (70 minutes), and Manchester (80 minutes). St Austell - 9 miles with London Paddington 4 hours by rail. Plymouth – 50 miles. Exeter - 83 miles..

## Probus

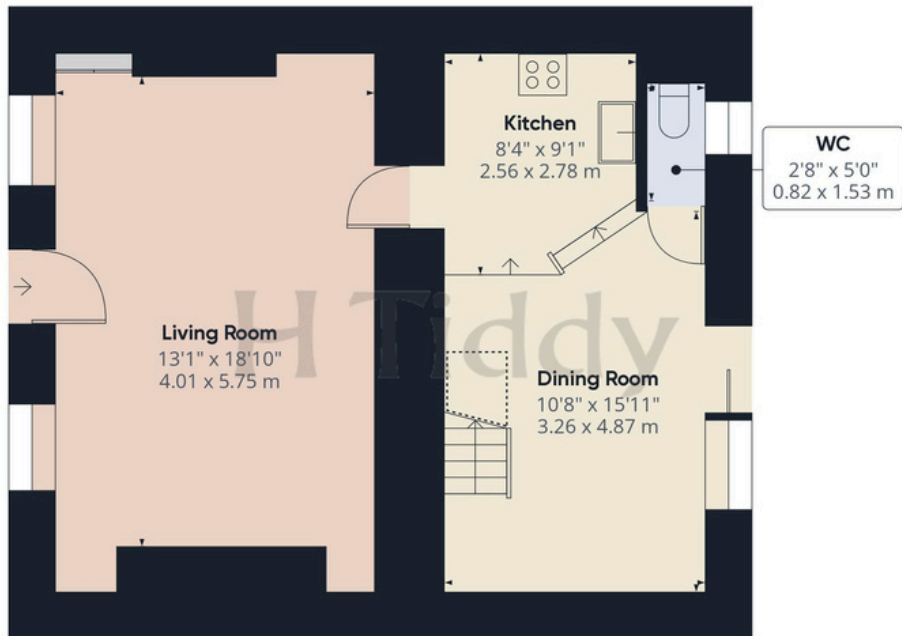
Probus is a historic market village that can trace its origins back to before the Norman conquests when it even had its own monastery. Most of the village's current period charms date back to the 1500's including the square and the Church. The Church itself holds the record of having Cornwall's tallest church tower, measuring 129ft tall to its highest point. Probus is situated just off the main A390 approximately seven miles east of the city of Truro and nine miles from St Austell with regular bus services to both of these. The village itself has all the facilities required for everyday needs including a Post Office, petrol station, farm shop, grocery shop, public house, Indian restaurant, Chinese takeaway, hairdressers, Primary School (Ofsted rated "Good") and a fish and chip shop. There is also an extremely good doctors' surgery. Probus is within the catchment area of the Ofsted rated Outstanding Roseland Academy secondary school at Tregony. The village is also easily accessible to the picturesque Roseland Peninsula and many of the beaches along the South Cornish coast.

## Cornwall

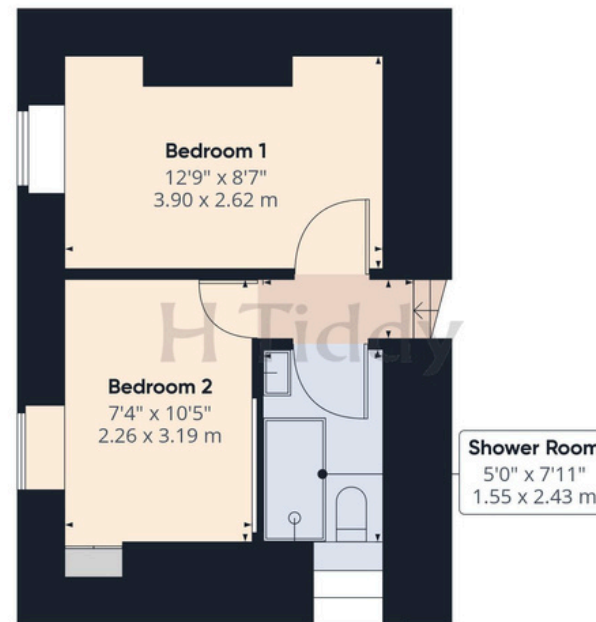
The Duchy of Cornwall offers a range of attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of shops, private schools, college and main hospital (RCH Treliske). Cornwall Airport in Newquay has regular daily flights to London as well as offering connections to other UK regional airports and a number of European destinations. Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), Paul Ainsworth (Padstow and Rock) and Michael Caines (Maenporth). Rising stars on The Roseland are Paul Green at the Driftwood, Rosevine, Simon Stallard at The Hidden Hut on Porthcurnick Beach and The Standard Inn in Gerrans.







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
784.86 ft<sup>2</sup>  
72.92 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

## 2 Allerton Place

Probus  
Cornwall  
TR2 4LY

### General Information

**Services and Specifications:** Mains gas, water, electricity and drainage. Gas central heating. Television and Satellite Points.

**Energy Performance Certificate Rating:** D

**Council Tax Band:** C

**Ofcom Outdoor Mobile Area Coverage Rating:** Likely.

**Broadband:** FTTC Broadband available: Openreach predicted max download speeds: GFast 327Mbps; Superfast 80Mbps; Standard 24 Mbps.

**GOV.UK Long Term Flood Risks:** River/Sea: Very Low. Surface Water; Very Low.

**Tenure:** Freehold.

**Land Registry Title Number:** CL275309

**Planning Permission Granted:** PA22/05429

**Viewing:** Strictly by appointment with H Tiddy.

## H Tiddy Estate Agents

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### Important Notice

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