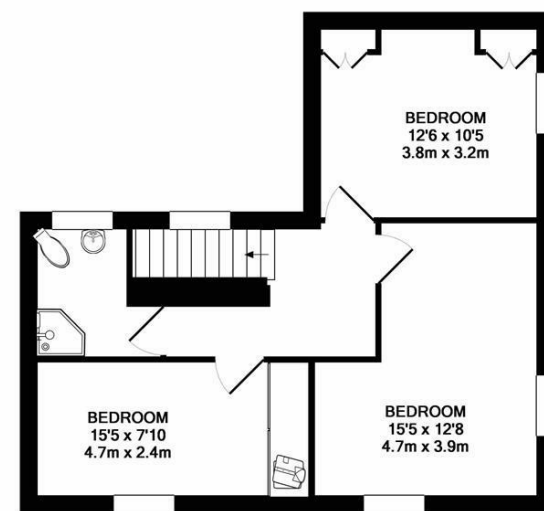
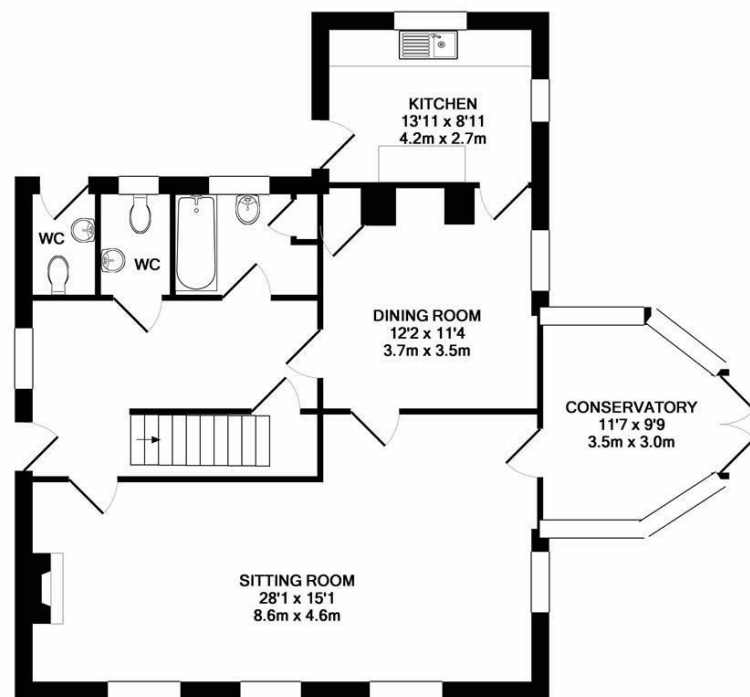


SHORTLANESEND



TOTAL APPROX. FLOOR AREA 1528 SQ. FT. (141.9 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.

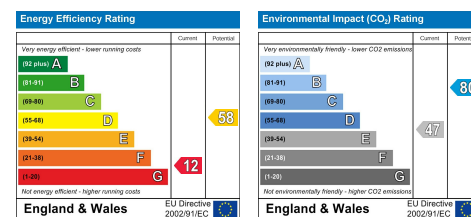
Made with Metropix ©2019



KEY FEATURES

- 3 Bedrooms
- Dining Room
- Ground Floor Bathroom
- Enclosed Garden
- LPG Central Heating
- Large Sitting Room
- Kitchen
- First Floor Shower Room
- Double Glazing
- No Onward Chain

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(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.

(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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



BOSVEAN HOUSE, SCHOOL HILL, SHORTLANESEND, TRURO, TR4 9DU

DETACHED PERIOD HOUSE

Located in a quiet semi rural position on the edge of Shortlanesend village and approximately two miles from Truro city centre. 3 bedrooms, large sitting room, dining room, kitchen, bathroom, separate w.c. and additional shower room. Enclosed gardens, double glazing. LPG central heating. Potential for garage and parking (a planning application has been submitted and awaiting decision).

EPC - G

GUIDE PRICE £300,000

CONTACT US

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GENERAL COMMENTS

Bosvean House is a very attractive detached period house located on the outskirts of Shortlanesend village. The house has been in the same ownership for over twenty years, during which time it has been a cherished family home with modern improvements such as double glazing and LPG central heating. The house has many character features that will appeal to many including high ceilings with exposed beams, wood burning stove in the sitting room and the house has been extended over the years including a conservatory and now provides spacious accommodation. A planning application has been submitted to Cornwall Council for the erection of a detached garage and off road parking and the decision is expected in March 2019. Outside is an enclosed garden with lawns, mature shrubs and plants and a patio provides plenty of sitting out space. An internal viewing is thoroughly recommended.

LOCATION

Shortlanesend is a popular village approximately two miles north west of Truro Cathedral city. Village facilities include a shop and public house. The A30 trunk road is approximately three miles to the west for quick commuting throughout the county and further afield. Truro city is renowned for its excellent shopping centre and a good selection of private and state schools and main line railway link to London (Paddington).

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

CONSERVATORY

Double glazed windows overlooking the sun terrace, solid glass roof, half glazed door opening to:-

SITTING ROOM

A large twin aspect room with three windows to front and window overlooking the side garden. Fireplace incorporating modern wood burning stove, exposed beams, two radiators, four wall lights. Door to inner hall and dining room.

DINING ROOM

Window overlooking the garden, exposed beams, former fireplace (blocked off), shelves and cupboards in fire breast recesses. Radiator, telephone point. Door to:-

KITCHEN/BREAKFAST ROOM

A good selection of base and eye level kitchen units, single stainless steel sink and space and plumbing for washing machine and dishwasher. Space for cooker with extractor hood over. Another triple aspect room with windows overlooking the rear and front. Half glazed door leading to the rear garden. Tiled floor. Loft access. Spotlights. Radiator. Electric meter cupboard.

INNER HALL

Half glazed door leading to garden, exposed beams, stairs to first floor with storage cupboard below with light. Telephone point.

BATHROOM

A coloured suite comprising bath with tiled surround and Triton electric shower above. Frosted window overlooking the rear garden. Cupboard housing Worcester LPG central heating boiler with storage cupboard above and further storage cupboard to the side. Space for tumble dryer. Radiator.

SEPARATE W.C.

Frosted double glazed window to rear, wash hand basin.



FIRST FLOOR

LANDING

Loft access.

BEDROOM 1

A twin aspect room with windows overlooking the front with window seat and side. Radiator.

BEDROOM 2

Window to front, built-in wardrobes. Radiator.

SHOWER ROOM

Comprising low level w.c., pedestal wash hand basin, corner shower cubicle, fully tiled surround and Redring electric shower. Extractor fan. Heated towel rail.

BEDROOM 3

Double glazed window to side, built in wardrobes.

OUTSIDE

The gardens are enclosed and the majority are within a mature hedge boundary with trees and mature shrubs and plants. The garden is very safe for children and pets and a garden wall with wooden fence above provides privacy and protection from the lane. A gate leads from the lane to the sun terrace with access to the entrance conservatory and here there is lots of space for sitting out. Steps lead to the garden and a path leads around the circumference of the cottage. The wooden garden SHED has light and power connected and is included in the sale and there is an outside W.C. with wash hand basin and low level w.c. A path continues via a metal gate to the lane and also gives access to the kitchen and rear hall.

N.B.

A planning application has been submitted to Cornwall Council on the 15th of January 2019 (Reference PA18/11965) for a proposed detached garage and parking with new vehicular access. A decision is expected in March 2019. Further details and plans etc. are available from the sole 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.

SERVICES

Mains water, electricity and drainage.

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

DIRECTIONS

Proceed into the village of Shortlanesend and just before the mini roundabout turn left into School Lane. Proceed down the hill and the house is located on the right hand side.

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.

