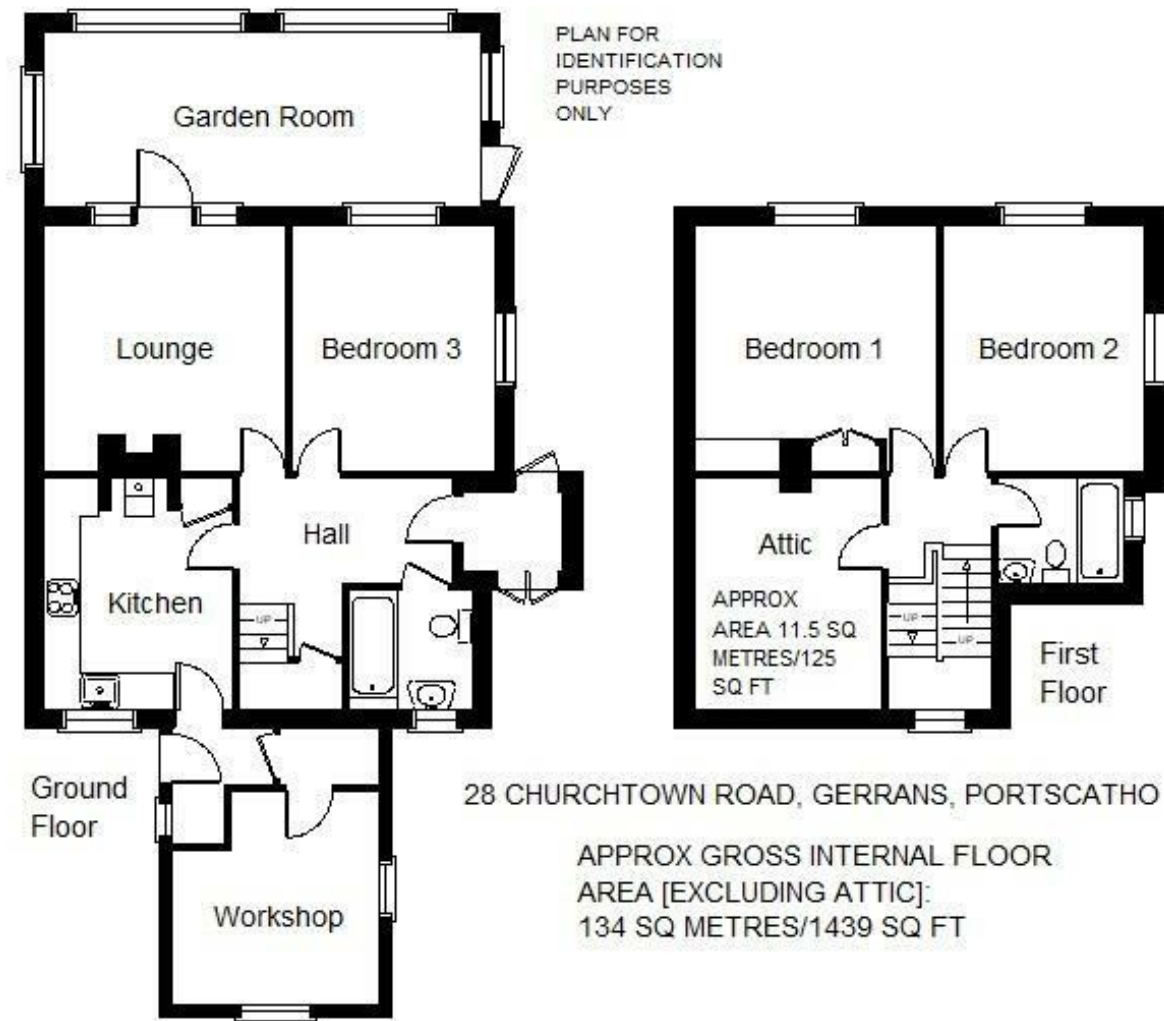


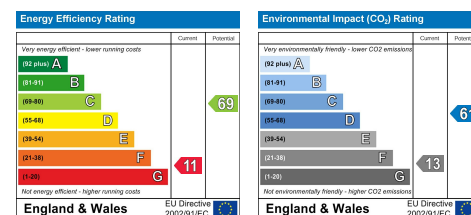
PORTSCATHO, TRURO



KEY FEATURES

- 3 DOUBLE BEDROOMS
- 2 BATHROOMS
- PRIVATE ENCLOSED GARDEN
- PARKING SPACE
- 2 RECEPTION ROOMS
- 1ST FLOOR SEA VIEWS
- RENOVATION PROJECT
- DESIRABLE VILLAGE LOCATION

ENERGY PERFORMANCE RATING



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28 CHURCHTOWN ROAD, GERRANS, PORTSCATHO, TRURO, TR2 5DY

SITUATED IN A HIGHLY DESIRABLE VILLAGE LOCATION

A detached 1930's house in need of complete updating with superb far reaching views across Gerrans Bay to the Nare Head and Gull Rock. The property offers well proportioned accommodation. On the ground floor; entrance porch, hall, kitchen, lounge with fireplace, large garden room, downstairs double bedroom and bathroom, plus utility area and workshop. First floor there are two further double bedrooms with splendid views and a further bathroom. There is paved parking to the front for a couple of vehicles and a good sized enclosed rear garden. EPC - G.

GUIDE PRICE £375,000

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28 Churchtown Road offers a great opportunity to purchase this spacious detached 1930's house in need of complete updating, situated in a highly desirable village location with superb far reaching views across Gerrans Bay to the Nare Head and Gull Rock. The property offers well proportioned accommodation comprising; the ground floor, entrance porch, hallway, kitchen, lounge with open fireplace, large garden room, downstairs double bedroom, bathroom, plus workshop and utility area. To the first floor off the landing there are two further double bedrooms with splendid views across Gerrans Bay and further bathroom. There is paved parking to the front for a couple of vehicles and a good size enclosed rear garden providing a good degree of privacy.

The village of Gerrans and neighbouring Portscatho between them offer a wide range of shops, two public houses, social club, galleries, general store, butcher, primary school and a doctors surgery. Gerrans is situated approximately five miles from the village of St. Mawes which has a regular foot passenger service to Falmouth and is approximately sixteen miles from the Cathedral city of Truro by road, where a main line railway provides direct access to London (Paddington). Sailing facilities and a boat yard are approximately one mile away and there are a variety of beautiful beaches in the area, coastal inland walks most of which are owned and protected by the National Trust. The nearby King Harry ferry provides a convenient and scenic route to Truro and Falmouth.

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

Double panelled timber doors opening to:-

ENTRANCE PORCH

Tiled floor, part glazed door providing access to rear

garden. Decorative panelled door with glazed panel and glazed side panel opening to:-

HALLWAY

Stairs to first floor, radiator, panelled doors to kitchen, lounge, bedroom and bathroom.

KITCHEN

12' into recess x 10' (3.66m into recess x 3.05m) Multi pane sash window to the front elevation, fireplace housing central heating boiler, timber surround and mantle. Cupboard housing hot water cylinder, slatted shelving. The kitchen is fitted with a range of oak fronted base and wall cupboard units with a roll edge worktop and tiled splashback incorporating an inset stainless steel sink unit with mixer tap, integrated electric ceramic hob and built-in electric oven. Space for dishwasher, space for washing machine, panelled door to inner hall/utility area. Timber panelled door to the side elevation, tiled flooring, multi pane window to the side elevation, recess with shelving.

INNER LOBBY/WORKSHOP

11'5" x 11' (3.48m x 3.35m)

Multi pane windows to front and side elevations.

LOUNGE

12'6" x 12'6" (3.81m x 3.81m)

Multi pane glazed door, multi pane glazed side panel opening to rear garden room. Attractive timber panelled walls with display shelf over on all walls. Feature fireplace with painted brick surround hearth and timber mantle.

GARDEN ROOM

23' x 9'1" (7.01m x 2.77m)

Timber parquet floor, large picture windows to the rear



elevation overlooking the garden. Two windows to the side elevation, panelled door with glazed panel providing access to the garden. Three radiators.

BEDROOM 3

13' x 10'7" (3.96m x 3.23m)

Double glazed window to the side elevation, multi pane glazed sash window to the rear elevation.

BATHROOM 1

Obscured multi pane glazed sash window to the front elevation, part tiled walls, panelled bath with electric shower over, wc and a pedestal wash basin.

FIRST FLOOR

LANDING

Multi pane window to the front elevation, door to roof storage area and panelled doors to two bedrooms and bathroom.

BEDROOM 1

12'8" x 11'6" to wardrobe (3.86m x 3.51m to wardrobe) Double glazed window to rear elevation with superb views over Gerrans Bay and Gull Rock. Radiator. Built-in double wardrobe and two built-in storage cupboards with shelf over and picture rail..

BEDROOM 2

13' x 10'6" (3.96m x 3.20m)

Double glazed window to rear elevation with views over Gerrans Bay and double glazed window to the side elevation, radiator. Access to loft.

BATHROOM 2

Window to side elevation, panelled bath, low level w.c. and pedestal wash hand basin.

OUTSIDE

To the front of the property there is a stone paved parking area for a couple of vehicles, various plant borders including camellias. The rear garden has a stone paved terrace and gravelled area, mature plant borders including many camellias, hydrangeas and rosemary enclosed by block wall fencing and several mature shrubs providing a good degree of privacy.

SERVICES

Mains electricity, drainage and water.

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

Travelling along the A3078 towards St. Mawes take the turning signposted to Gerrans and Portscatho in the hamlet of Trewithian. Continue along this road not tuning off until you reach Gerrans village and just after passing the village cricket ground on your left hand side no. 28 is the second property after the cricket ground.

DATA PROTECTION

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