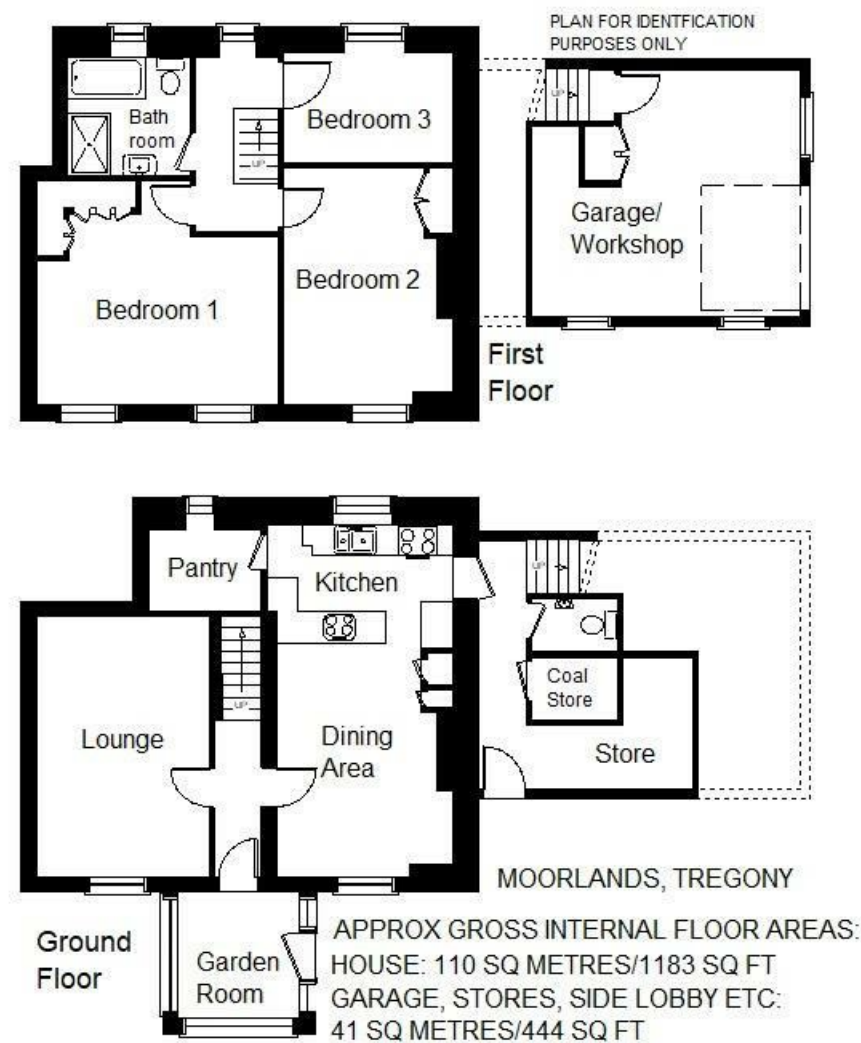


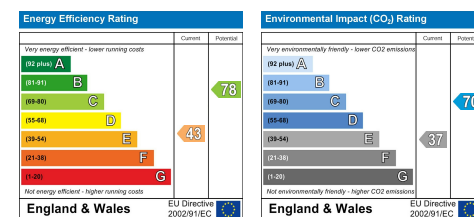
TREGONY



KEY FEATURES

- Three Bedrooms
- Kitchen/Diner with Rayburn
- Garage/Workshop
- Superb Views
- Oil Central Heating
- Lounge with Open Fire
- Walk in Pantry
- Secluded Garden
- Quiet Village Location
- Cloak Room

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



MOORLANDS, FROG LANE, TREGONY, TRURO, TR2 5SB

A BEAUTIFULLY PRESENTED AND ATTRACTIVE SEMI DETACHED COTTAGE

Situated in a very desirable tucked away village location a most appealing three bedroom semi detached cottage, full of charm and character with attractive secluded garden and magnificent views over the upper reaches of the river Fal, Tregony bridge and the surrounding countryside. There is a garage with workshop area, ample storage spaces, cloak room, Kitchen/diner with walk in pantry and Rayburn cooking range and a bathroom with separate shower. Viewing strongly recommended. EPC- E

GUIDE PRICE £350,000

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Situated in a very desirable tucked away village location "Moorlands" is a most appealing and beautifully presented semi detached cottage, full of charm and character with secluded level garden and magnificent views over the upper reaches of the river Fal, Tregony bridge and the surrounding countryside. This delightful property has many character features including beamed ceilings, picture rails, timber panelled doors and open fireplace. The well proportioned accommodation comprises; garden/sun room, entrance hall, lounge, dual aspect kitchen/dining room with Rayburn, walk in Pantry, inner hallway with access to a cloak room, useful storage space and garage/workshop. On the first floor there are two double bedrooms with fine views over the valley, single bedroom and bathroom with separate shower. The secluded gardens to the front are a true delight with many mature plants and trees with lawn and terrace areas that take full advantage of the superb views. The property has the benefit of being mostly double glazed and has oil fired central heating. Viewing is strongly recommended to appreciate this property's charm and perfect blend for comfort living.

LOCATION

Tregony is a thriving village sometimes referred to as the "Gateway to the Roseland" about seven miles from Truro and slightly further from St. Austell. Local facilities include general store and post office, public house, churches, doctors surgery, dentist and both primary and secondary schools. Scenic attractions of the Roseland Peninsula are within easy driving distance and include the communities of Portloe, Portholland, Portscatho and Ruanlanihorne. Tregony is well placed for access to the many beaches and coastal land around the peninsula and much of this being protected by the National Trust. There is a main line railway link to London (Paddington) at Truro and St. Austell and there is also a local bus service.

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

GARDEN ROOM

8' x 7'7" (2.44m x 2.31m)

Part glazed panel door and windows to three sides providing a wonderful outlook over the garden and views to the surrounding countryside. Panelled ceiling and tiled flooring. Glazed door to;

HALLWAY

Tiled floor and stairs to first floor, radiator and timber panelled doors to the lounge and kitchen/diner.

LOUNGE

16'7" x 10'11" (5.05m x 3.33m)

Double glazed timber sash window to the front elevation with lovely views. Beamed ceiling and a decorative cast iron fire place with slate hearth and timber mantle over. Timber effect flooring and radiator.

KITCHEN/DINING ROOM

22'1" x 10'11" increasing to 11'7" (6.73m x 3.33m increasing to 3.53m)

Dual aspect room comprising DINING AREA- Double glazed timber sash window to the front elevation with garden and country views. Fire place (currently blocked) with pine timber mantle over, picture rail, hardwood timber effect flooring and a radiator. KITCHEN AREA- Double glazed UPVC window to the rear elevation. The kitchen is fitted with a variety of base cupboard and drawer units with a roll edged worktop incorporating an inset one and a half bowl ceramic sink unit with mixer tap and drainer plus a tiled splash back. Integrated dishwasher. Dark blue Rayburn oil fired cooker range providing heating and hot water with tiled splash back. Peninsular bar with drawer and cupboard units incorporating an electric Hotpoint induction hob with a glass and stainless steel extractor fan and light over, intergrated electric oven under and an integrated double fridge. Inset ceiling lights and tiled flooring. Panelled door to;

PANTRY

7'3" x 4'8" (2.21m x 1.42m)

Small recessed window to the rear elevation. Shelving and wall cupboard unit with space for fridge/freezer. From the kitchen a multi paned glazed panelled door to;

SIDE LOBBY

UPVC double glazed panelled door provides access to front garden. Tiled floor, door to coal/wood storage cupboard and an opening to a large recessed useful storage area (limited headroom). Panelled door to;



CLOAKROOM/WC

Low level WC and a wash hand basin.

From the Side Lobby there is a UPVC double glazed window to the rear elevation and a short flight of steps leading to;

GARAGE AND WORKSHOP

16'1" x 8'2" plus 7'3" x 11'5" (4.90m x 2.49m plus 2.21m x 3.48m)

Electric metal up and over door. Two double glazed windows to the front elevation and one to the side elevation. Storage cupboard with plumbing for washing machine. Retractable ladder leads to a useful loft storage area which is partly boarded.

FIRST FLOOR LANDING

Recessed UPVC double glazed window to the rear elevation. Pine timber balustrading and newel post, timber panelled doors to three bedrooms and bathroom.

BEDROOM 1

15'3" x 10'6" increasing to 14' (4.65m x 3.20m increasing to 4.27m)

Two double glazed timber sash windows to the front elevation with fine views over the valley, radiator and a run of wardrobes with hanging rails and shelving.

BEDROOM 2

15' x 10'9" (4.57m x 3.28m)

Double glazed timber sash window to the front elevation with fine views over the valley, radiator and a built in airing cupboard housing hot water tank and slatted shelving.

BEDROOM 3

10'9" x 7'1" (3.28m x 2.16m)

Recessed UPVC double glazed window to the rear elevation. Radiator.

BATHROOM

7'11" x 7'4" (2.41m x 2.24m)

Recessed UPVC double glazed window to the rear elevation. Panelled bath with mixer tap, shower attachment and tiled surround. Large corner tiled shower cubicle with glazed screen and glazed sliding door. Low level w.c. Pedestal wash hand basin with light and shaver point over. Inset ceiling spot lights. large towel radiator and tiled flooring.



Philip Martin have been hand selected by the worlds largest relocation network as the best independent estate agent in Truro with access to buyers from all of the UK

"Just wanted to say a massive thank you for going above and beyond over the last year, to help me find a new home. Your patience and sheer hard work are so appreciated at a time when life was very difficult. You are great at your jobs and with people. You guys need recognising for what you do, day in, day out. Thank you from us all."