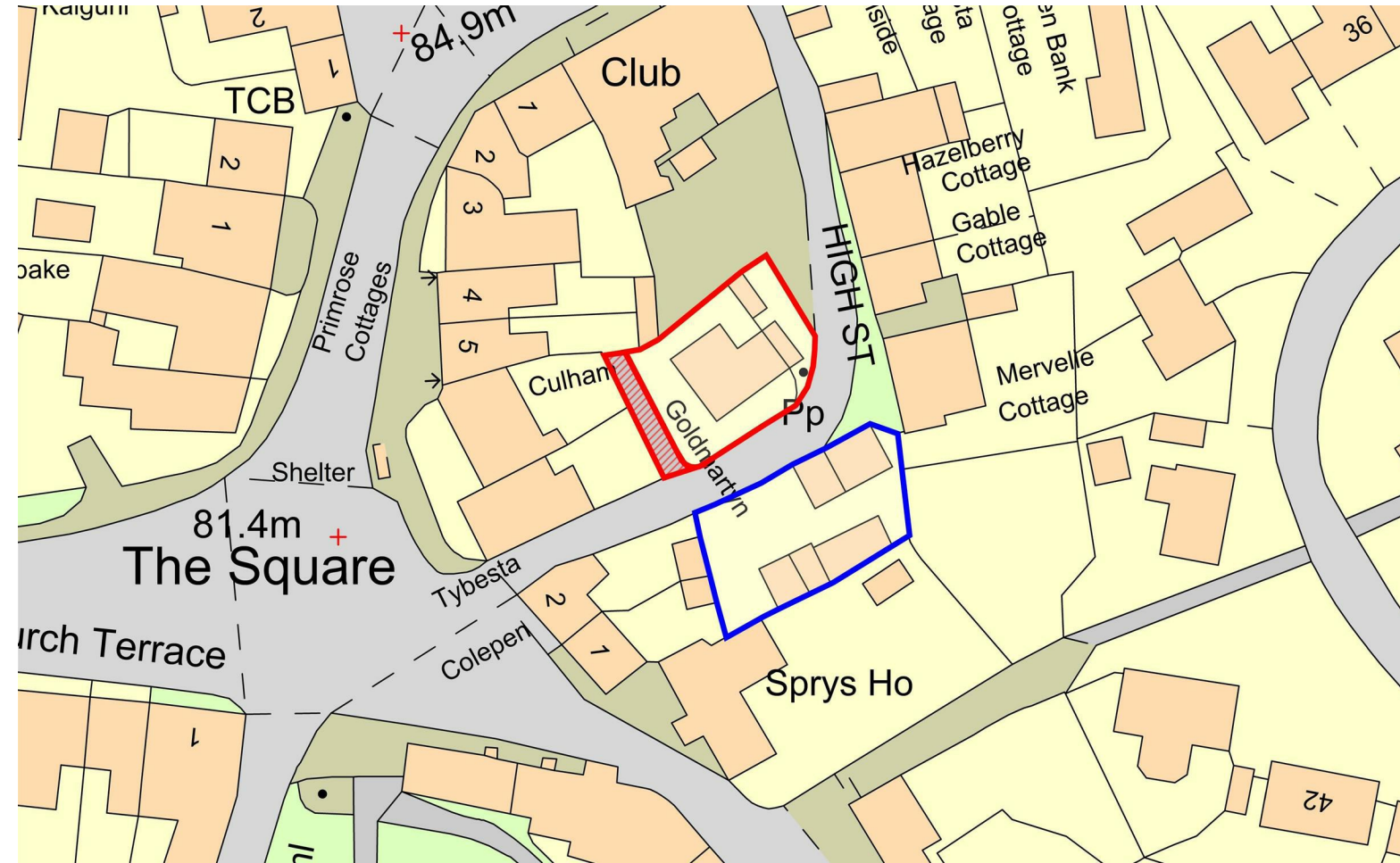
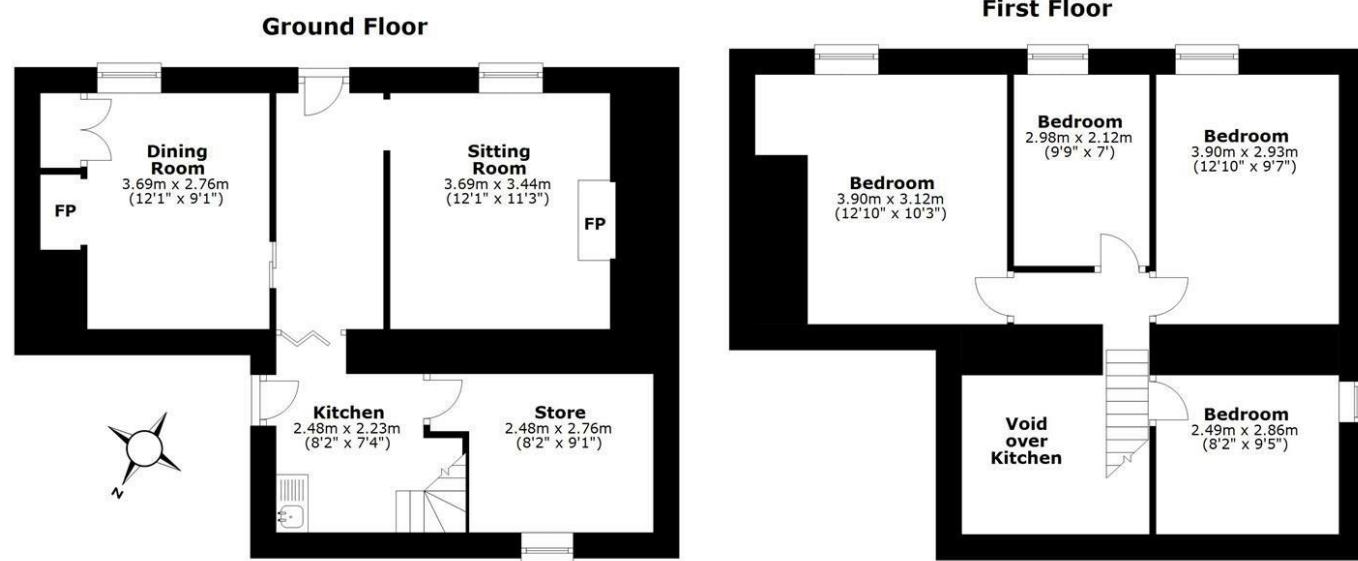


THE SQUARE, PROBUS

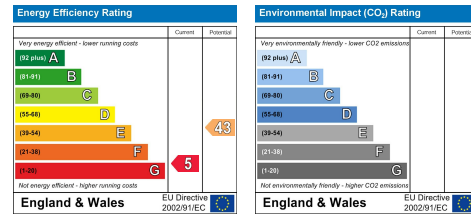


Goldmartyn, Probus

KEY FEATURES

- Lot 1 - Cottage for renovation
- 2 Main receptions
- Gardens and Courtyard
- Outside store and wc
- Central village location
- 3 Bedrooms and Linney room
- Kitchen and old Dairy
- Lot 2 - Range old farm buildings
- Farmyard and orchard/garden
- Huge potential

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Simply Conveyancing. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.



GOLDMARTYN COTTAGE, THE SQUARE, PROBUS, TRURO, TR2 4LG  
RESTORATION AND DEVELOPMENT PROJECT

An old detached farm cottage in a central village location requiring complete refurbishment. EPC - G

Also available (and priced separately as Lot 2 ) is a group of former farm buildings and a parcel of land with obvious development potential (subject to the necessary planning consent).

Guide Price - £150,000

GUIDE PRICE £175,000

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## GENERAL REMARKS AND LOCATION

This must be one of the last development opportunities within the old village nucleus of Probus. It has been the homestead to a small farm since ancient times and has continued as such right up to the present day. It is set right in the very heart of Probus, just off the village square, close to the parish church and within the designated Conservation Area. The property naturally divides into two separate lots with the cottage for renovation fronting the narrow village street and a range of old farm buildings with yard and former orchard on the opposite side. The whole property is an exciting development opportunity and affords huge potential.

Probus is a thriving community approximately six miles east of Truro and a little further west of St. Austell. The village has an excellent range of everyday facilities including parish church, public house, primary school, farm shop, post office, village hall, restaurants and even a fish and chip shop. A regular bus service connects to both Truro and St. Austell and here there are a wider range of facilities, including banks, building societies, schools, colleges and main line railway link to London (Paddington). The village is also easily accessible to the picturesque Roseland Peninsula and many of the beaches along the south Cornish coast.

## LOT 1 - THE COTTAGE

This comprises a detached stone and cob building in need of renovation and very much in its original form. The accommodation comprises (all measurements approx)

### GROUND FLOOR

## HALL

A wide entrance to the cottage with doors to rooms on either side and an opening continuing through to the rear

## SITTING ROOM

12'1" x 11'3" (3.68m x 3.43m)  
with tiled fireplace and beam ceiling.

## DINING ROOM

12'1" x 9'1" (3.68m x 2.77m)  
with woodburning stove set within fireplace recess on raised hearth, beam ceiling and built-in cupboard.

## REAR HALLWAY/KITCHEN

8'2" x 7'4" (2.49m x 2.24m)  
with sink unit having Express immersion over, stairs to first floor and door to rear courtyard.

## UTILITY/DAIRY

9'1" x 8'2" (2.77m x 2.49m)  
with low beam ceiling, cupboard under the stairs and slate bench.

### FIRST FLOOR

## BEDROOM 1

12'10" x 10'3" (3.91m x 3.12m)  
with canopy ceiling.

## BEDROOM 2

12'10" x 9'7" (3.91m x 2.92m)  
with canopy ceiling.

## BOXROOM/BEDROOM 3

9'9" x 7' (2.97m x 2.13m)

## LINNEY ROOM/BEDROOM 4

9'5" x 8'2" (2.87m x 2.49m)  
with limited ceiling height.

## OUTSIDE

A walled garden extends along the front of the cottage whilst at the rear there is an enclosed courtyard with access to an OUTSIDE WC. Attached to one side of the cottage there is a STORE of metal sheet construction and also a small WOODSTORE integral with the wc. A further area of land extends along the south-westerly side of the cottage but this is completely overgrown. The pathway/lane alongside is also part of the freehold but subject to such rights of way as may exist for the neighbouring properties.

A particular feature of the outside of the property is the old well with traditional pump adjacent to the garden wall.

## LOT 2 - THE FARM BUILDINGS

These comprise a collection of single storey structures of stone, concrete block and sheeted construction. They are all accessed from a concreted yard which is walled and gated from the road. They comprise GARAGE 14' x 10'4", adjacent STORE 14' x 8'6", 2 stall STABLE 14' x 8', LOOSE HOUSE 20' x 15' and BARN 15' x 15'.

A grassed area extends alongside the yard.

## PLANNING & DEVELOPMENT

No enquiries regarding redevelopment of the farm buildings site have been raised with the Local Planning Authority. Without doubt there is considerable potential for residential development but all purchasers must satisfy themselves as to the realistic likelihood of such permission being granted. The site is being "sold as seen."

## SERVICES

Mains water, electricity and drainage connected to the cottage.  
NB. The electrical circuit and any appliances have not been tested by the agents.

## 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.

## DIRECTIONS

The property is easily located just off The Square in Probus and can be identified by the map within the brochure.

