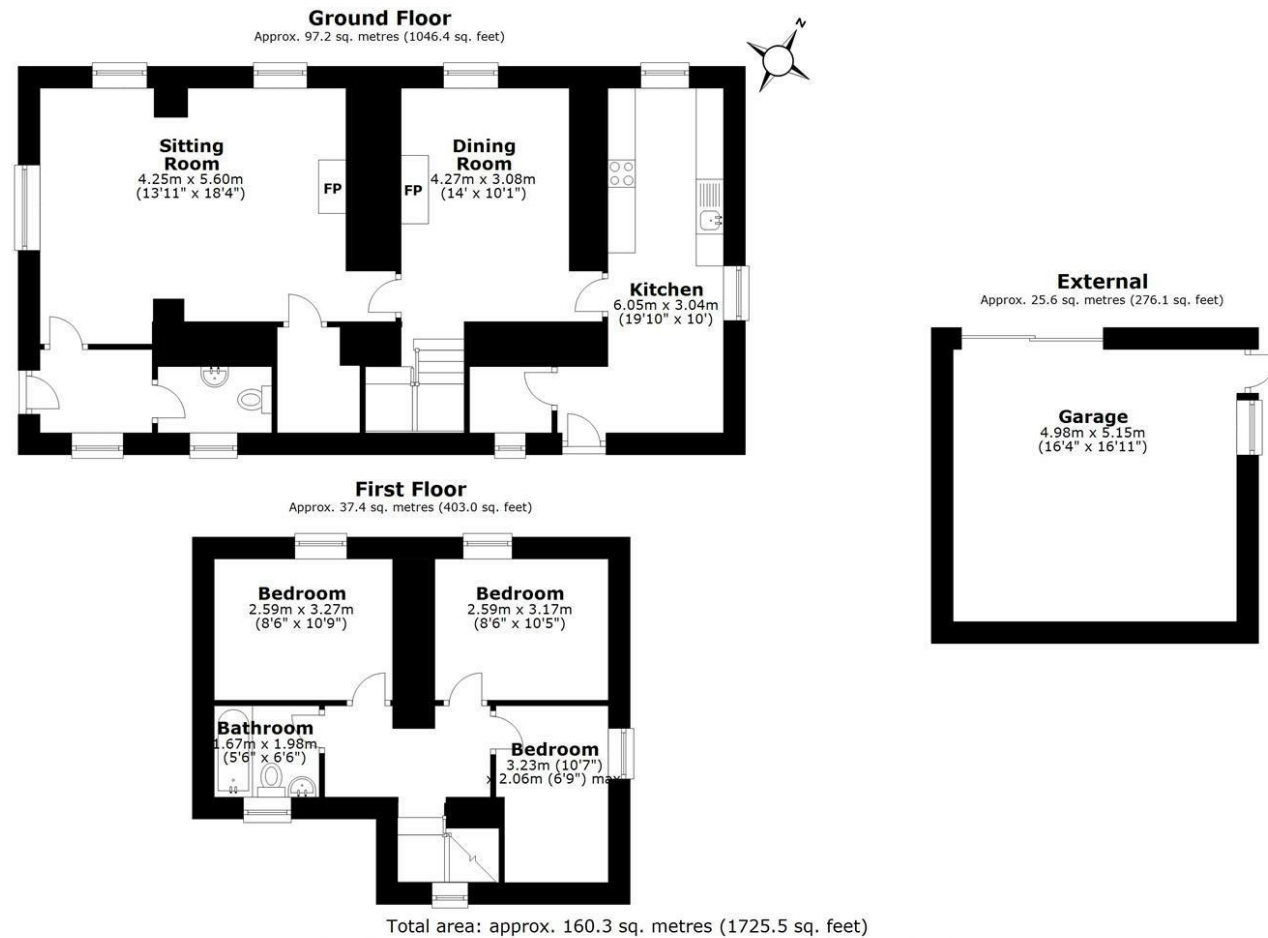


GORRAN CHURCHTOWN

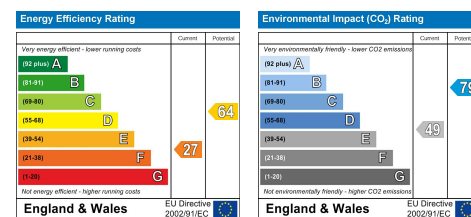


Ludgvan, Gorran

KEY FEATURES

- Three Bedrooms
- Dining Room
- Bathroom
- Garage/Workshop
- Parking For Three Cars
- Sitting Room
- Kitchen/Breakfast Room
- Cloakroom
- Courtyard Garden
- No Chain

ENERGY PERFORMANCE RATING



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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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



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LUDGVAN, GORRAN CHURCHTOWN, ST. AUSTELL, PL26 6HW

ATTRACTIVE DETACHED GRADE II LISTED PERIOD HOUSE

Located in the centre of Gorran Churchtown opposite the church, shop and pub and close to beaches and the south Cornish Coast. Retaining much charm and character with well proportioned rooms. Three bedrooms, kitchen/breakfast room, sitting room, dining room, bathroom, cloakroom and entrance reception hall. Large garage and workshop. Courtyard garden. LPG central heating. Parking for three cars. Sold with no chain. EPC - F

GUIDE PRICE £375,000

GENERAL COMMENTS

Ludgvan is a fabulous detached Grade II listed house that is thought to have been built in 1839, a date stone is clearly seen on the side of the building. It is a very handsome building with stone elevations and granite window surrounds and located in a lovely setting close to the church in the centre of Gorran Churchtown. The house has traditional small paned windows with a wealth of period features inside including exposed beams, inglenook fireplaces, as well as modern additions including LPG central heating. The accommodation included three bedrooms and bathroom on the first floor with sitting room, dining room, kitchen/breakfast room and cloakroom downstairs. There is parking for three cars and the substantial garage/workshop has further potential. At the side is a small enclosed garden. An internal viewing is recommended and the house is sold with no onward chain.

LOCATION

The village of Gorran Churchtown is a thriving community where there is an excellent primary school, general stores and the Barley Sheaf public house. The larger harbourside communities of Gorran Haven and Mevagissey are both less than two miles respectively. The beaches of Porth Luney, Hemmick and Vault Beach are very close by as is the south Cornish coast footpath. These communities afford a variety of local facilities for daily needs whilst St. Austell, home to the Eden project, lies about seven miles to the east and the city of Truro with its Cathedral and fine shopping centre is about fourteen miles (less than half an hours driving distance). The Lost Gardens Of Heligan and Lobbs farm shop are within a short drive.

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

ENTRANCE HALL

Half glazed entrance door, sliding sash window to side, radiator, doors to sitting room and:

CLOAKROOM

A white suite with low level w.c, wash hand basin, window to side, radiator.

SITTING ROOM

18'4" x 13'11" (5.60m x 4.25m)

A light twin aspect room with windows to front and side - enjoying views of Gorran church. Stone fireplace with woodburning stove and slate hearth with wood mantle over, television and telephone points. Understairs cupboard housing Baxi LPG combination central heating boiler.

DINING ROOM

14'0" x 10'1" (4.27m x 3.08m)

Feature stone fireplace with slate hearth and wooden mantle above, sliding sash window to side with view of the church, dome oven, stairs to first floor, storage cupboard. Door to:

KITCHEN/BREAKFAST ROOM

19'10" x 9'11" (6.05m x 3.04m)

A twin aspect room with sliding sash windows to side towards the church and rear. Base and eye level units, one and a half stainless steel sink with single drainer and mixer tap over. Indesit washing machine, Hotpoint freestanding electric oven with stainless steel extractor hood above and tiled splashback, Siemens dishwasher. Feature stone former fireplace with dome oven and granite lintel. Half glazed cupboard to side, radiator. Walk in storage cupboard with electric fuse board and currently housing Samsung fridge/freezer.

LANDING

Loft access, window to side, storage cupboard.

BEDROOM ONE

10'8" x 8'5" (3.27m x 2.59m)

Sliding sash window to side with excellent view of the church. Radiator.

BATHROOM

A partly tiled room with white suite comprising low level w.c, pedestal wash hand basin, panel bath with fully tiled surround and Mira electric shower above, heated towel rail, electric shaving point.



BEDROOM TWO

10'4" x 8'5" (3.17m x 2.59m)

Sliding sash window to side with views of church. Radiator.

BEDROOM THREE

10'7" x 6'9" (3.23m x 2.06m)

Sliding sash window to rear with distant countryside views. Radiator.

OUTSIDE

At the front is a large driveway providing parking for three cars. Steps lead to the front door where there is an outside light. A pedestrian gate leads into the side garden.

GARAGE/WORKSHOP

16'10" x 16'4" (5.15m x 4.98m)

Sliding wooden garage door. Pedestrian door giving access from the side garden. Light and power. Concrete floor. Storage in roof void.

GARDEN

The enclosed courtyard garden is located at the side of the house. Whilst not very large, it enjoys a sunny southerly aspect. There is a raised flower bed, outside tap and an arched gate leads to the front. Door to garage and a further gate gives access to the rear. Door to kitchen/breakfast room.

SERVICES

Mains water, electricity and drainage are connected. LPG central heating.

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.

