

FORE STREET

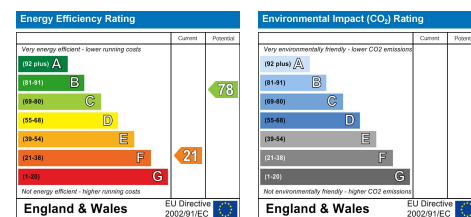


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2020 (ID676837)

KEY FEATURES

- Character Property
- Three Bedrooms (All En-Suites)
- Kitchen/ Dining Room
- Mezzanine Sitting Room
- Oil Fired Central Heating
- Utility
- Rear Garden
- Village Location
- Period Features
- No Chain

ENERGY PERFORMANCE RATING



CONTACT US

9 Cathedral Lane
Truro
Cornwall
TR1 2QS

01872 242244

sales@philip-martin.co.uk

3 Quayside Arcade
St Mawes
Truro
Cornwall
TR2 5DT

01326 270008

stmawes@philip-martin.co.uk

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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



THE OLD SUNDAY SCHOOL FORE STREET, TREGONY, TR2 5RW
PERIOD PROPERTY SITUATED IN CENTRAL VILLAGE LOCATION

Situated in the heart of the desirable village of Tregony; this attractive former Sunday School boasts character features with two wood burning stoves, sash windows and vaulted ceiling beams. Immaculately presented and offering light and spacious accommodation throughout, the accommodation comprises; kitchen/ dining room, sitting room, cloakroom, three bedrooms (all with en-suite facilities) and a utility room. Externally there is an enclosed garden laid to artificial grass and gravel with a Hotsprings hot tub and summer house. A rare opportunity, internal viewing is essential.

EPC - F.

OFFERS IN EXCESS OF £385,000

THE PROPERTY

The Old Sunday School is a fabulous detached period dwelling located in the heart of Tregony village and within walking distance of the Public House, Primary and Secondary Schools and local shop. It has been transformed during our clients ownership into a stunning individual home full of character and is beautifully presented throughout. The accommodation includes three bedrooms and utility room on the ground floor, all the bedrooms have en-suites. To the ground floor is an entrance hall, cloakroom and magnificent kitchen/dining room with electric Aga which is the heart of the house and perfect for modern day living with the wonderful arched windows being a feature of this room. On the first floor is a very spacious sitting room with velux windows and a wood burning stove. At the rear is a private enclosed garden with double gates for ease of access. There is oil fired central heating; with the lower ground floor benefiting from underfloor heating and all of the windows are double glazed.

LOCATION

Tregony is a thriving village sometimes referred to as the "Gateway to the Roseland" about seven miles from Truro with local facilities including general store, public house, churches 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. The city of Truro is approximately eight miles distant and St. Austell slightly further. Newquay airport is about thirty five minutes' driving distance, there is a main line railway link to London (Paddington) at Truro and St. Austell and a local bus will stop virtually outside the property.

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

GROUND FLOOR

ENTRANCE HALL

Stairs to lower ground level, window to side aspect and doors into;

CLOAKROOM

Low level W.C. and pedestal hand wash basin.

KITCHEN/DINING ROOM

26'4" x 20'4" (8.03 x 6.20)

Triple aspect large living space consisting a range of base level kitchen units with solid oak wood worktops over and tiled splashback surrounds. Granite worktop surround a double belfast sink with mixer tap over as well as Britas filtered water tap. Large four oven electric AGA as well as an additional two gas hobs. Space and plumbing for dishwasher and fridge/freezer. Multi fuel burning stove with slate hearth. Pantry cupboard. TV socket and Telephone point. Radiator.

FIRST FLOOR

SITTING ROOM

22'2" x 12'4" (6.78 x 3.78)

Mezzanine style sitting room with three velux windows to rear aspect providing light and spacious accommodation. Vaulted beamed ceilings and a wood burning stove ooze character. TV socket and telephone point.

LOWER GROUND FLOOR

Completely tiled flooring throughout except from the utility space, the lower ground floor benefits from underfloor heating.



BEDROOM ONE

15'3" x 11'3" (4.65 x 3.43)

Double doors open out into rear garden. TV socket and Telephone point. Door into en-suite comprising; free standing roll top Clear Water spa bath with shower over. Pedestal hand wash basin and low level W.C. Window to side aspect, extractor fan and heated towel rail.

BEDROOM TWO

13'1" x 11'10" (3.99 x 3.63)

Double doors out into garden. TV socket. Door into en-suite shower room comprising; fully tiled shower cubicle, pedestal hand wash basin and low level W.C. Heated towel rail and extractor fan.

BEDROOM THREE

12'4" x 7'6" (3.78 x 2.31)

Window to side aspect. TV socket. Door into en-suite shower room comprising; fully tiled shower cubicle, pedestal hand wash basin and low level W.C. Heated towel rail and extractor fan.

STORAGE CUPBOARD

UTILITY

Two windows to side aspect with space and plumbing for washing machine and tumble dryer. Oil fired central heating boiler and water cylinder.

OUTSIDE

Externally the rear garden is completely enclosed and therefore perfect for children and pets. The garden has been laid to a combination of gravel and artificial grass with a Hotsprings HOT TUB and SUMMER HOUSE also included in the sale. Oil tank to supply central heating system.



SERVICES

Mains water, electric and drainage. Oil fired central heating. Bottled gas to supply gas hob.

N.B

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

DIRECTIONS

Enter Tregony village from the Truro direction and proceed up the hill and through the village passing the shop and the Kings Arms public house and the property will be easily located on the left hand side.

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.

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.

