



TREVORVA FARMHOUSE

PROBUS, TRURO
CORNWALL TR2 4HN

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



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SEMI DETACHED FORMER FARMHOUSE

A rare opportunity to purchase a substantial period property with echoes of former grandeur and situated in such a convenient location between Probus and Tregony. For sale with no onward chain and must be viewed.

PRICE £400,000

Philip Martin

PHILIP MARTIN

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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.

GENERAL REMARKS AND COMMENTS

Trevorva Farmhouse is a charming semi detached period property which is situated in a very convenient location between Probus and Tregony. The original farm was divided many years ago with the barns converted in 2006.

THE PROPERTY

The farmhouse has been let for several years and it is now in need of general redecoration and updating however this is a substantial house with some delightful period features which include a very wide entrance hall with tiled floor, turning staircase and skylight over. There is a splendid front reception room with high ceilings, open fireplace, cornice and window shutters. Furthermore to the ground floor there is a dining room again with an open fireplace, kitchen, utility and w.c.

The first floor offers four double bedrooms, the master with an en-suite and there is also a family bathroom.

PROBUS

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, general stores with post office, village hall, Chinese and Indian takeaways and even a fish and chip shop. A very regular bus service connects to both St. Austell and Truro 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.

TREGONY

Tregony is sometimes referred to as the "gateway to the Roseland" offering a post office, shop, pub, Churches and both primary and secondary schools are within a short 10 minute walk. The village is easily accessible to the whole of the Roseland Peninsula and hence very much a centre for tourism during the summer months. The city of Truro is about seven miles and St. Austell slightly further. The village also has the benefit of a regular bus service.

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

PORCH



ENTRANCE HALL

An impressive entrance hall, with a winding staircase to the first floor. Doors off to lounge and inner hall.

SITTING ROOM

5.84m x 4.47m (19'1" x 14'7")

Two UPVC double glazed windows to front aspect. Open fire. Radiator.

INNER HALL

Doors off to Dining room, utility room and WC. Good sized under stairs storage cupboard.

DINING ROOM

5.05m x 4.24m (16'6" x 13'10")

Radiator. Two UPVC double glazed windows to side aspect. Obscure glazed window into inner hall. Open fire.

Philip Martin



UTILITY

2.89m x 2.44m (9'5" x 8'0")

Stable door to rear yard. UPVC double glazed window to rear. Wall and base units. Electric wall heater. Door to:-

KITCHEN

5.23m x 2.46m (17'1" x 8'0")

Range of wall and base units with self closing drawers incorporating a breakfast bar. Two UPVC windows to rear aspect, one to side aspect. One and a half bowl sink unit. Space for range cooker. Radiator.

W.C.

Radiator. Low level WC. Pedestal wash hand basin.

FIRST FLOOR

Coloured glass skylight above.

MASTER BEDROOM

Two sash windows to front aspect. Radiator. Built in wardrobes. Doors to en-suite

EN-SUITE

2.11m x 2.08m (6'11" x 6'9")

Suite consisting of corner shower unit, wash hand basin, low level WC. Radiator.

BEDROOM 2

Sash window to the front aspect. Radiator.

INNER LANDING

Wood fronted storage cupboards. Doors to two bedrooms and bathroom.

BEDROOM 3

UPVC double glazed window. Radiator. Wash hand basin.

BEDROOM 4

Window to front.

FAMILY BATHROOM

L-shaped. UPVC window. Radiator. Bath with shower over. Wash hand basin. Low level WC.

OUTSIDE

To the front of the garden there is a good sized

lawned area surrounded by trees and hedging. There is parking to the front and side of the house. To the rear of the property there is an enclosed yard. Steps give access to the oil tank. There is a good sized block storage shed 13'4" x 10'9".

AGENTS NOTE

Potential buyers should note that an area of garden at the rear of the property is not included in the sale and planning application has been submitted for the erection of a two storey house.

N.B

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

VIEWING

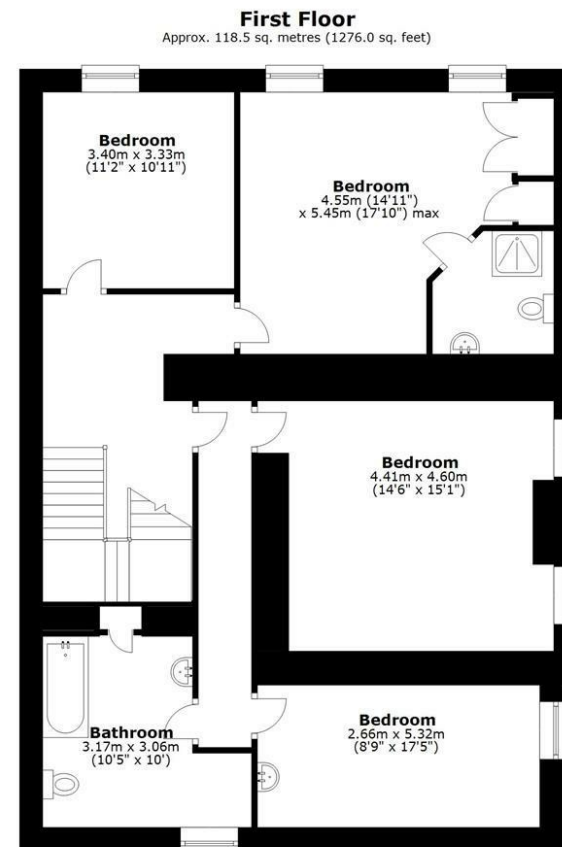
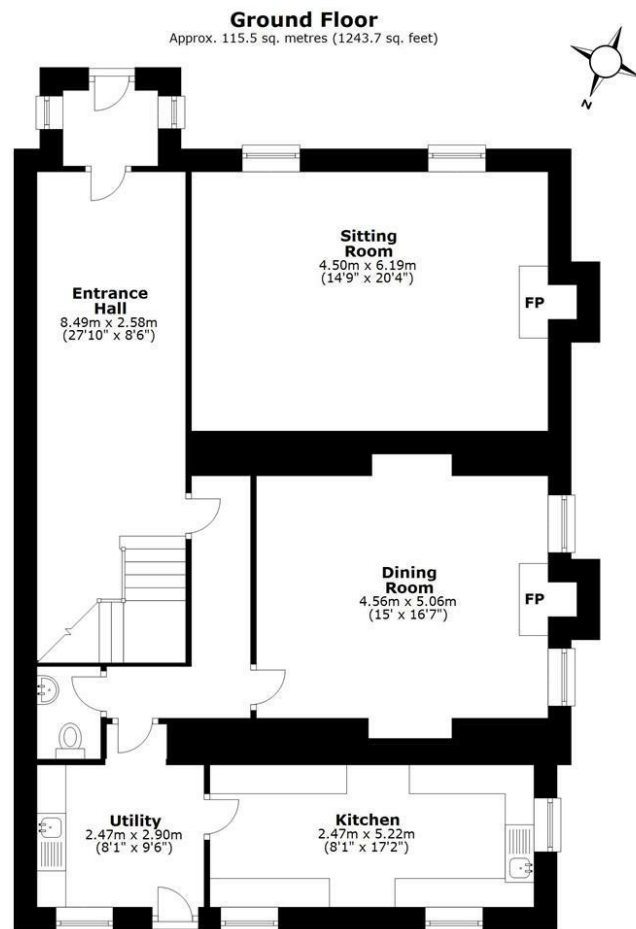
Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

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

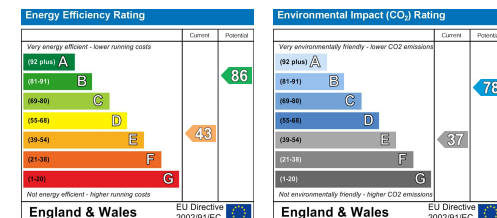
Proceeding from Truro in an easterly direction passing through Tresillian and continue along the bypass taking the right hand turning signposted Tregony and St Mawes. The access to the property can be found on the left hand side just after the Philip Martin For Sale Board.



Total area: approx. 234.1 sq. metres (2519.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Trevorva Farmhouse, Probus



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