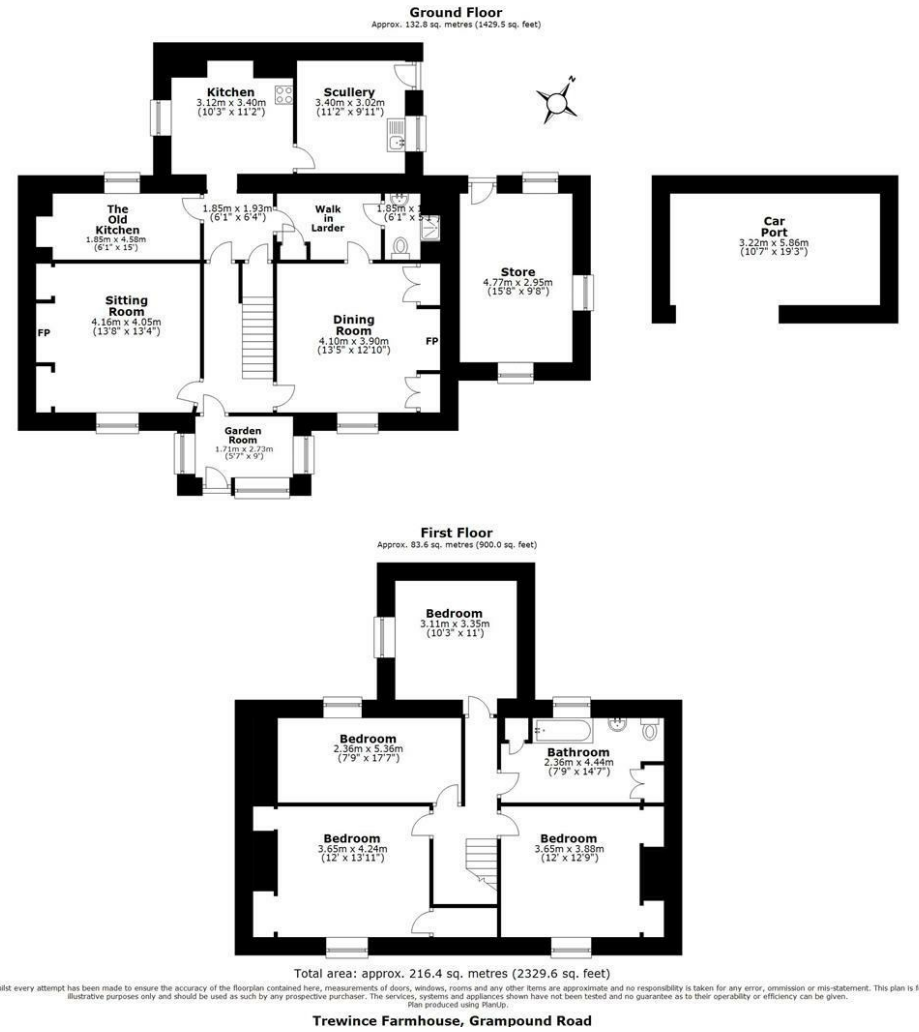


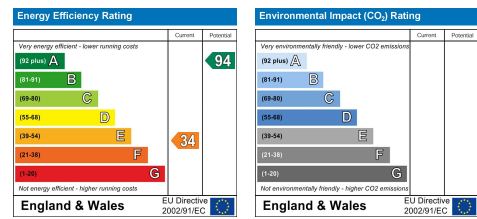
GRAMPOUND ROAD



**KEY FEATURES**

- Four Bedrooms
- Dining Room
- Scullery
- Old Kitchen
- Large Garden
- Sitting Room
- Kitchen
- Bathroom & Wet Room
- Car Port & Store
- Woodland Available

**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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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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**TREWINCE FARMHOUSE, GRAMPOND ROAD, TRURO, TR2 4DX**  
DETACHED PERIOD HOUSE WITH FABULOUS GARDENS AND FAR REACHING VIEWS

In a quiet rural setting enjoying countryside views and within walking distance of the village. In need of general refurbishment but offering huge potential and retaining much charm and character. Four bedrooms, sitting room, dining room, kitchen, scullery, bathroom, wet room, old kitchen. Garden Room. Large attached store and attractive stone outbuilding. Fabulous mature gardens. Parking and car port. Additional Woodland by separate negotiation. No Chain. EPC - F

GUIDE PRICE £435,000

## GENERAL COMMENTS

Trewince Farmhouse is a fabulous detached period house that has been in the same family ownership since 1961 and is thought to have been built in the late eighteenth century. Located at the end of a very long lane with fields on three sides the house and gardens enjoy fabulous far reaching countryside views. It is extremely quiet yet not isolated as there are two neighbouring converted barns and village facilities are within walking distance. The house is very attractive with mellow stone elevations and traditional small paned windows with a wealth of period features inside including exposed beams, granite and slate flagged flooring in the hall, kitchen and "Old Kitchen" where there is a very old inglenook and clome oven. Interestingly it is thought that Trewince Farmhouse was originally built as two cottages and these were amalgamated into one larger dwelling many years ago. The house has been well cared for over the years and is now in need of modernisation but offers huge potential.

The gardens are a sheer delight and extend to half an acre or thereabouts and adjoin fields. They are well stocked with an array of mature shrubs and plants and specimen trees. The woodland at the rear is available by separate negotiation. There is a garage/workshop and a very useful attached outbuilding that has potential to amalgamate into the dwelling for those wanting additional accommodation.

There accommodation includes four bedrooms and bathroom on the first floor with sitting room, dining room, old kitchen, scullery, kitchen, walk in larder and wet room downstairs. The dining room has been used as a bedroom in the past and is perfect for a dependent relative as it is on the level and is next to the wet room. The garden room has ample space for chairs and enjoys a sunny southerly aspect and far reaching views. An internal viewing is essential.

## LOCATION

The property stands at the end of a long unmade farm lane. Trewince Farm is no longer a working farm and the farmhouse is one of three properties, the other two are detached converted barns. Grampound Road has an excellent shop/post office for daily needs and a very active cricket club with social club. Probus has further excellent village facilities including farm shop, pub and several takeaways whilst Truro and St. Austell offer a full range of shopping facilities at eight miles and seven miles respectively. There is a good range of Private and State Schools in the area, both Truro and St. Austell offer an intercity rail link to London (Paddington). Trewince Farm is also about a ten minute drive from the A30 and therefore enjoys easy access to all parts of the county including both north and south Cornish coasts.

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

## GARDEN ROOM

8'11" x 5'7" (2.73m x 1.71m)

A sunny south facing room. Half glazed stable door, double glazed windows enjoying lovely countryside views. Door opening to:

## SITTING ROOM

13'7" x 13'3" (4.16m x 4.05m)

Window overlooking the front garden and countryside beyond with window seat and shutters. Feature fireplace with attractive tiles and wooden surround with mantel and inset woodburning stove. Shelves in firebreast recess, television and telephone points, internal window to the old kitchen. Door to inner hallway.

## DINING ROOM

Window overlooking the front with shutters and attractive lower wood paneling. Fireplace (boarded up), cupboards in firebreast recess, door to inner hall/walk in larder.

## WALK IN LARDER

Deep storage cupboard, shelves, door to:

## WET ROOM

Fully tiled room with Low level w.c, pedestal wash hand basin, Mira shower, extractor fan, window to rear.

## INNER HALLWAY

Ancient granite slabbed floor, exposed beams door to the old kitchen, walk in larder and kitchen.

## THE OLD KITCHEN

15'0" x 6'0" (4.58m x 1.85m)

Feature open fireplace with clome oven, sliding sash window to rear with window seat, exposed beams, granite slabbed floor, window through to sitting room, doors to inner hall and sitting room.

## KITCHEN

11'1" x 10'2" (3.40m x 3.12m)

Sliding sash window overlooking the side garden, slate flagged floor, exposed beams, open fireplace with wooden surround and mantle above. Door to:

## SCULLERY

11'1" x 9'10" (3.40m x 3.02m)

Window overlooking the side garden and door providing rear access. Single stainless steel sink and single drainer. Space and plumbing for washing machine, space for fridge/freezer.

## FIRST FLOOR

Landing. Doors to all first floor rooms.



## BEDROOM ONE

11'11" x 13'10" (3.65m x 4.24m)

Window to front with far reaching rural views, built in storage cupboard over stairs, former fireplace blocked up with wood mantle.

## BEDROOM TWO

11'11" x 12'8" (3.65m x 3.88m)

Window to front enjoying the countryside views, Victorian fireplace, shelved firebreast recess.

## BEDROOM THREE

17'7" x 7'8" (5.36m x 2.36m)

Sliding sash window overlooking the rear garden.

## BATHROOM

14'6" x 7'8" (4.44m x 2.36m)

Low level w.c, pedestal wash hand basin, bath with fully tiled surround, built in storage cupboard, airing cupboard housing stainless steel hot water tank with immersion heater, loft access.

## BEDROOM FOUR

10'11" x 10'2" (3.35m x 3.11m)

Sliding sash window overlooking the rear garden. Period fireplace used as an alcove.

## OUTSIDE

Trewince Farmhouse is found at the end of a long lane and adjoins open farmland on three sides. The house enjoys a sunny south facing aspect with fabulous uninterrupted views over the surrounding countryside. The gardens and grounds are a sheer delight and enjoy complete privacy yet the property is not isolated as there are two neighbouring barn conversions. A gravel driveway provides parking for a couple of cars and here there is access into the car port. Along the driveway is a deep verge stocked with mature shrubs and plants.

## CAR PORT

19'2" x 10'6" (5.86m x 3.22m)

An attractive brick and stone building with natural slate roof (recently re roofed) and former "copper".

## GARDENS

A wooden pedestrian gate opens into the front garden and a concrete path leads to the front door, this is wide enough for a table and chairs and provides a lovely sitting out space to enjoy the sun and views. The front garden is level with lawn, garden pond and many mature shrubs and plants.

The larger main garden is found at the side and is a sheer delight with gently sloping lawns and an array of shrubs, plants and many specimen trees that have been planted by the current owners. There are far reaching views and it is extremely private. An attractive stone

outbuilding provides useful storage and a path leads along the rear. At the side of the house is a door opening into the scullery and a brick hardstanding and pathway leads to the car port and:

## ATTACHED OUTBUILDING/STORE

15'7" x 9'8" (4.77m x 2.95m)

Another attractive and very useful brick outbuilding with recent newly fitted natural slate roof. This could be amalgamated into the main dwelling for additional ground floor accommodation (subject to consent).

## WOODLAND - AVAILABLE BY SEPARATE NEGOTIATION

Steps lead from the rear garden into the enclosed woodland. There is a fine mixture of native trees planted by the current owners which are now creating a natural canopy and a wonderful environment and an abundance of wildlife. A gate opens into the rear field and onto a public footpath that provides access onto lovely countryside walks to Ladock and Probus.

## 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.

## SERVICES

Private water and drainage. Mains electric.

## N.B

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

## DIRECTIONS

From Truro proceed in an easterly direction along the A390 towards St. Austell bypassing the village of Probus. Take the left hand turning signposted to Grampound Road and on entering the village continue around to the left over the bridge and immediately left into Trewince Lane. The property can be found at the end of this lane.

## 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.

