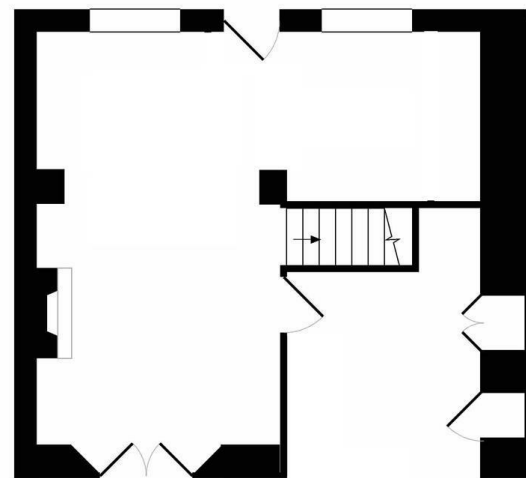
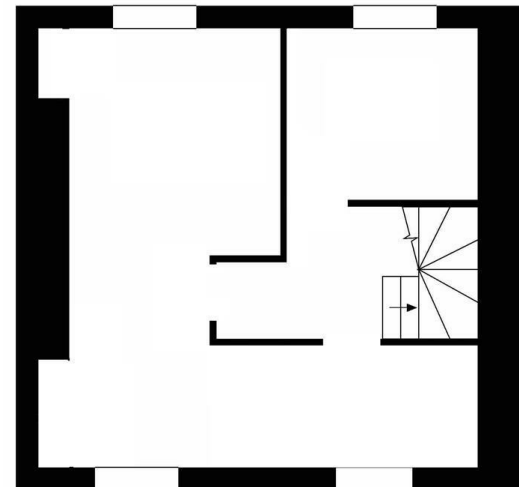


TREGONY ROAD, PROBUS



Ground Floor
For identification purposes only



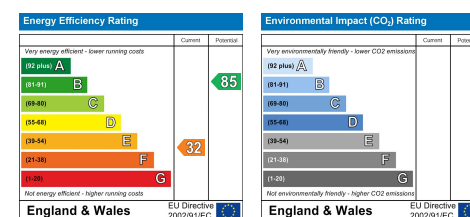
First Floor



KEY FEATURES

- 2 or 3 Bedrooms
- Kitchen/Dining Room
- En-Suite
- Church Views
- South Facing Garden
- Lounge
- Bathroom
- Garage
- No Chain

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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

CONTACT US

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CHURCHTOWN COTTAGE TREGONY ROAD, PROBUS, TRURO, CORNWALL,
SEMI DETACHED COTTAGE FOR RENOVATION AND EXTENSION

A character cottage situated close to the centre of Probus and now in need of renovation and extension. The property has been stripped back to the stone walls as well as foundations for the extensions of which planning permission has been granted. An excellent opportunity for either a small developer or purchaser looking to create a unique home. EPC - F

GUIDE PRICE £195,000

THE PROPERTY

Churchtown Cottage is a charming character cottage which is situated close to the village square in the centre of Probus. The current owner has started the renovation work, it has been stripped back to the stone walls inside with the side and rear extensions removed as well as the new foundations placed for the larger extensions of which planning permission has been granted. The permission was to remove existing ground floor rear and first floor side extensions and replace with larger extensions, further details can be found via the Cornwall Council Planning Portal with the reference PA20/02278.

The accommodation proposed could be altered internally, it currently offers an entrance hall to the side with a ground floor cloakroom, the new kitchen/dining room and a large L shaped lounge. The first floor offers two bedrooms, both with en-suites, one with a dressing room and the other with a Juliet balcony enjoying views of the church. This first floor layout could be altered to provide three bedrooms, one en-suite and a family bathroom.

There is a garage opposite although it should be noted that there is currently no parking available in front of the garage as this land is in different ownership. We understand that this land could be available to purchase from the owner however discussions have not yet taken place in any detail.

The seller is highly motivated and a purchaser may still have time to exchange and complete before the stamp duty holiday comes to an end at the end of March. An excellent opportunity for either a small developer or purchaser looking to create a unique home.

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.

SERVICES

Mains water, electricity, gas and drainage are believed to be connected.

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

From the village square proceed into Tregony Road and Churchtown Cottage is easily located on the right hand side where a Philip Martin board has been erected.

