



PARK LATCH FORE STREET

GRAMPOUND, TRURO,
CORNWALL TR2 4QX

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



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DETACHED VILLAGE COTTAGE

EXTENDED, RENOVATED & BEAUTIFULLY PRESENTED

A gorgeous four bedroom cottage full of character and charm with all the modern comforts and a stunning kitchen.

Parking for 4 cars, large landscaped gardens and stone garage with planning permission to demolish and to construct a double garage with store over.

Huge potential to create further accommodation subject to consents.

No chain.

GUIDE PRICE £495,000

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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.

THE PROPERTY

Park Latch is a detached double fronted cottage which is situated at the top of the village in a very convenient location midway between Truro and St Austell and within a short distance of the beautiful Roseland Peninsula. The cottage has been sympathetically refurbished and renovated as well as extended to the rear to create a stunning kitchen/breakfast room with bi-folding doors opening onto the patio. The property is beautifully presented throughout with a wealth of character features and a charming feel yet with all of the modern benefits one would expect for practical living. There is a range of heating systems including a wood burning stove in the sitting room as well as a central heating system with radiators and furthermore underfloor heating in the kitchen/breakfast room and family bathroom.

The accommodation is over three floors with a loft conversion providing the master bedroom with en-suite shower room. There are three further bedrooms, study and family bathroom to the first floor whilst to the ground floor there are two reception rooms, utility, cloakroom and kitchen/breakfast room.

There is driveway parking for 4 cars and a single garage which has planning permission to be demolished and for the construction of a double garage with store over (PA18/10290). There is potential to further enhance this permission with the possibility of creating a separate residential annexe subject to any necessary consents.

The gardens are much larger than first apparent and have been well landscaped with an area of patio opening from the kitchen, two terraces of lawned garden and a further sitting out patio.

The property is also offered for sale with no onward chain.

GRAMPOUND

The village of Grampound lies on the A390 between Truro and St. Austell and offers a variety of local facilities for daily needs including primary school, public house, church, restaurant, doctors surgery and a community run post office/stores. The village has the benefit of an excellent bus service connected to Truro and St. Austell and is close to the picturesque attractions of the Roseland Peninsula and the south Cornish Coast. The city of Truro with its fine cathedral, major shopping centre and main line railway link to London (Paddington) is about nine miles. St. Austell is about six miles.

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

ENTRANCE HALL

Front door, woodblock flooring, stairs to first floor with under stairs cupboard.

SITTING ROOM

6.26m x 3.57m (20'6" x 11'8")

Triple aspect with double glazed windows, feature fire place with wood burning stove and two radiators.



DINING ROOM

3.92m x 3.97m (12'10" x 13'0")

Window to front, Victorian fire place with cupboard to side, radiator and door to;

INNER HALL

Tiled floor.

UTILITY

2.37m x 2.02m (7'9" x 6'7")

Base and eye level units with worktop over and Belfast sink inset. Space and plumbing for washing machine.

REAR HALL

Door opening to the garden, tiled floor with underfloor heating and door to;

CLOAKROOM

W.C. and wash hand basin. Tiled floor.

KITCHEN/BREAKFAST ROOM

4.65m x 3.60m (15'3" x 11'9")

A stunning kitchen with tiled floor with underfloor heating and sky light over. Fitted with an excellent range of base and eye level units including

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an island with earth stone worktop over. Rangemaster gas cooker, dishwasher, microwave, wine cooler and space for fridge freezer. Bi-folding doors opening to the garden.

FIRST FLOOR

Half landing with multi paned arched window to rear, turning staircase and landing with airing cupboard.

BEDROOM 2

3.63m x 3.59 (11'10" x 11'9")

Window to front, radiator and original fireplace.

BEDROOM 3

3.18m x 2.85m (10'5" x 9'4")

Window to front, radiator and original fireplace.

BEDROOM 4

2.84m x 1.90m (9'3" x 6'2")

Window to front and radiator.

BATHROOM

3.27m x 2.0m (10'8" x 6'6")

A luxurious bathroom and larger than one would expect with roll top bath, two sinks with storage below, heated towel rail and large shower. Underfloor heating, window to rear and airing cupboard with Gledhill hot water cylinder.

STUDY

3.82m x 2.42m (12'6" x 7'11")

Window to rear, built in book case and stairs to second floor. Radiator and exposed floor boards.

SECOND FLOOR

Landing space with hanging rails and door to;

MASTER BEDROOM

5m x 3.10m (16'4" x 10'2")

Two velux windows to rear, eave storage space and built in wardrobes. Radiator.

EN-SUITE

W.C., vanity wash hand basin and shower.

OUTSIDE

The property is approached via a gravelled driveway which provides parking for 4 cars, or space for a caravan or boat. There is a timber gate and fence which provides security and privacy and which in turn opens to the rear garden.

The gardens are much larger than first apparent and have been well landscaped with an area of patio opening from the kitchen, two terraces of lawned garden and a further sitting out patio.

GARAGE

As previously mentioned there is planning for the demolition of the existing garage and construction of double garage with store over. Full details can be found via the Cornwall Council Planning Portal and reference PA18/10290.

SERVICES

Mains gas, water, electricity and drainage. Broadband.

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.

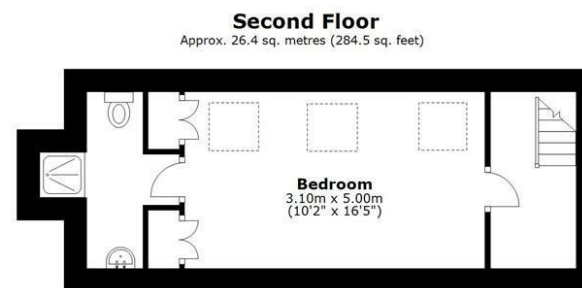
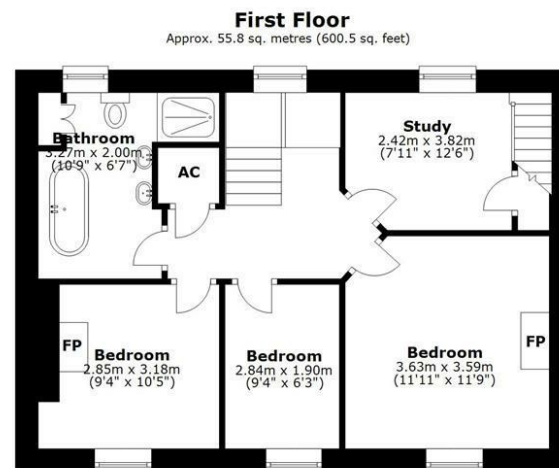
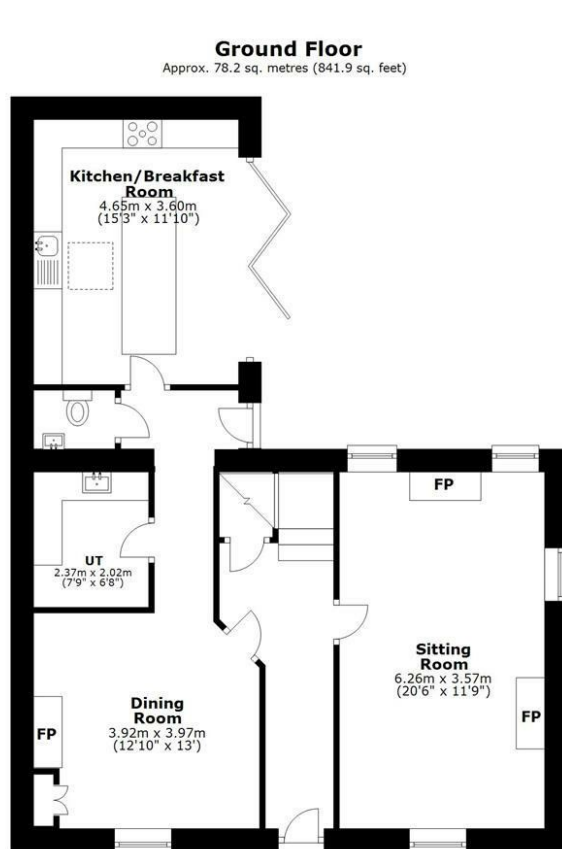
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DIRECTIONS

Proceeding through Grampound from the Truro direction along the A39 Park Latch is easily located on the left hand side towards the top of the hill.

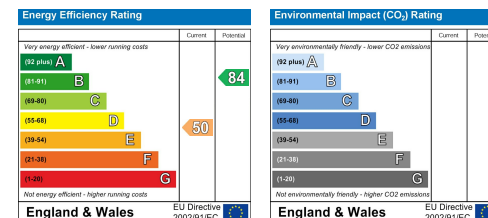
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Total area: approx. 160.4 sq. metres (1726.9 sq. feet)

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.

Park Latch, Grampound



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