



Rose Cottage, Fore Street
Grampound Road, Truro, TR2 4DU

- Quaint Cornish Cottage
- 2 Bedrooms
- Many Character Features
- Garden

£157,500

EPC Rating '64'





Property Description

Occupying a secluded location within the heart of this popular village is this mid terraced quaint Cornish cottage which has double glazing and gas fired central heating and retains many character features which include beamed ceilings and feature fireplace. The accommodation on offer briefly comprises of double glazed door into the sitting room which has exposed stone wall feature fireplace housing multi fuel burner with shelving to either side, stairs to first floor, beamed ceiling and open access into the kitchen/dining room. The kitchen has been attractively fitted with wooden worktops incorporating a Belfast sink and an exposed stone fireplace which now houses the electric hob and double oven, dishwasher, tiled flooring, beamed ceiling and access into the rear porch area which has the plumbing for the washing machine and gas boiler. To the first floor of the property are the two bedrooms and the bathroom which has a walk-in shower. Externally, the property is approached via a gravelled pathway whilst the rear garden is situated a short distance from the property and benefits from being enclosed with a





workshop, decked area and flowerbeds. For those purchasers wishing to acquire a character cottage within the heart of this popular village location a viewing is strongly advised.

LOCATION

The village of Grampound Road is conveniently positioned just a mile from the A390 road which connects between Truro and St Austell. The village has a good range of amenities which include a general store/post office, regular bus service to Truro and St Austell as well as a village hall, junior school and cricket club with recently opened pavilion. The property is also within motoring distance of the A30 Cornwall's main trunk road and is approximately 8 miles from the cathedral city of Truro which also has a mainline railway station.

SITTING ROOM

12' 9" x 10' 2" (3.90m x 3.10m) Double glazed window to front elevation. Feature fireplace with shelved recess either side and multi fuel burner. Stairs to first floor. Beamed ceiling. Access into:-

KITCHEN/DINING ROOM

11' 7" x 11' 1" (3.54m x 3.40m) Extensively fitted with a wide range of base and wall units, solid wood worktop with Belfast sink unit and recessed fireplace with worktop incorporating electric hob with double oven. Integrated appliances which include the dishwasher. Beamed ceiling. Tiled flooring. Doorway opening into:-

REAR PORCH

6' 9" x 3' 1" (2.06m x 0.96m) Gas boiler. Door opening out to the rear pathway.

FIRST FLOOR LANDING

BEDROOM 1

10' 10" x 10' 1" (3.31m x 3.08m) measured to front of built-in wardrobes. Wood flooring. Double glazed window to front elevation.

BEDROOM 2

8' 2" x 6' 11" (2.49m x 2.11m) measured to a height of 1.5m due to sloping ceiling. Velux window and double glazed window to rear elevation. Radiator.

BATHROOM

5' 7" x 5' 4" (1.71m x 1.65m) measured to a height of 1.5m due to sloping ceiling. Suite comprising of panelled bath, vanity rose bowl sink unit, walk-in shower, extractor, recess lighting, low level wc and radiator.





OUTSIDE

The property is approached via a gravelled pathway leading to the front door.

REAR GARDEN

The rear garden is approached via a pathway and is situated a short distance away from the property. It benefits from being enclosed with a patio area. Raised decked area with additional timber shed. The property is landscaped with flowerbeds and mature shrubs. Workshop with light and power connected.

DIRECTIONS

From Truro proceed out of Truro on the A390, as signposted towards St Austell, proceed along this road passing through the village of Tresillian and continue along the Probus bypass. At the Probus bypass roundabout take the second exit and continue as signposted towards St Austell. Take the next turning left which is signposted into the village of Grampound Road. Proceed along this road for approximately 1 mile and enter the village passing the park and cricket club on your left hand side, the road bears around to your right. Continue to the centre of the village where the property can be found immediately opposite the village stores as indicated by a for sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(93-100) A			
(81-91) B			
(69-80) C			
(55-68) D		64	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		64	66
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	