



COPPERSTONES

GRAMPOUND
TRURO TR2 4RS

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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FANTASTIC DETACHED MODERN HOUSE WITH LARGE GARDENS

Located close to the village centre and facilities yet tucked away in a very quiet setting towards the end of a lane feeding a handful of properties and well away from the road.

In excellent condition and with well proportioned rooms overlooking the private gardens.

Three bedrooms - two en suite, large sitting room, kitchen/dining room, large conservatory, study (or fourth bedroom), entrance sun room, utility, cloakroom and bathroom.

Delightful enclosed gardens with large lawns and many mature shrubs and plants.

Large paved terrace with lots of sitting space and enjoying complete privacy.

Private drive with parking for several cars and undercover parking for four vehicles.

No Chain. Internal viewing essential.

Freehold. EPC - C. Council Tax Band E.

GUIDE PRICE £585,000

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PHILIP MARTIN

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(a) Whilst every care has been taken in 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

GENERAL COMMENTS

Copperstones is a substantial detached modern house located in a very quiet setting within the sought after village of Grampound located between Truro and St Austell. The house was built to a very high standard by the current owners approximately twenty years ago. It has been a cherished family home for all of this time but is now too large and the vendors are looking to downsize. The house has handsome natural stone elevations underneath a slate roof with double glazed windows and underfloor heating throughout. The house occupies a very large plot with fabulous mature gardens that are private and enclosed that are a feature of the house and perfect for children and pets.

A driveway provides parking for several cars and an arched undercover open garage has additional parking for four cars.

The house itself is well presented and all rooms overlook the gardens and benefit from underfloor heating. There are three bedrooms and bathroom on the first floor, the master and guest rooms are en suite. The ground floor includes an entrance sun room, large sitting room, kitchen/dining room, huge conservatory, utility, cloakroom and fourth bedroom/study.

The house is sold with no chain and an internal viewing is essential.

LOCATION

The village of Grampound lies on the A390 between Truro and St Austell and offers a variety of local facilities for daily needs including shop and cafe, church, primary school, pub and village hall. The village has the benefit of a regular bus service and is also 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 SUN ROOM

Windows overlooking the front garden with blinds. Glass roof with blinds. Tiled floor. Glazed front entrance door and side window. Partly glazed door opening to:

HALLWAY

Glazed door to kitchen, opening to:

SITTING ROOM

6.94m x 4.01m (22'9" x 13'1")

A light twin aspect room with windows overlooking the front and side gardens. Glazed door opening into the front garden and patio with lots of sitting out space. Four wall lights. Fireplace incorporating wood burning stove with a tiled hearth and wood mantle. Television point.



KITCHEN/BREAKFAST

5.67m x 3.58m (18'7" x 11'8")

Another twin aspect room with windows overlooking the front garden and second window through the conservatory into the front garden. Base and eye level shaker style solid wood kitchen units. One and a half bowl sink with mixer tap over. Central Island with breakfast bar and additional storage below. Integral appliances including fridge, double oven and ceramic hob with extractor hood over. Loft access. Additional worktops with base cupboards below. Opening through to the conservatory. High level television point. Spotlights. Stable door opening to:

UTILITY ROOM

2.38m x 1.99m (7'9" x 6'6")

Half glazed door leading to rear. Oil fired central heating boiler for the underfloor heating. Worktops with space and plumbing for washing machine below and space for tumble dryer over. Space for fridge/freezer. Tiled floor.

CONSERVATORY

4.82m x 3.39m (15'9" x 11'1")

Pitched glass roof with blinds. French doors opening onto a large sun terrace with lots of sitting out space for entertaining and outside dining. Television point.

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INNER HALLWAY

Stairs leading to the first floor with storage below.

CLOAKROOM

A tiled room with white suite comprising low level w.c, wash hand basin, heated towel rail, extractor fan. Frosted window to side with blind.

STUDY/BEDROOM FOUR

3.08m x 2.51m (10'1" x 8'2")

Window overlooking the side garden and enjoying a sunny south facing aspect. Television and telephone points. Radiator.

FIRST FLOOR

Landing. Loft access.

BEDROOM ONE

3.98m x 3.59m (13'0" x 11'9")

Window overlooking the front garden. Built in wardrobes. Door to:

EN SUITE

A fully tiled room with double shower cubicle. Heated towel rail. Frosted window to front. Extractor fan.

BEDROOM TWO

3.99m x 3.24m (13'1" x 10'7")

A light twin aspect room with windows overlooking the front and side gardens. Television and telephone points. Built in wardrobe. Door to:

EN SUITE

A tiled room with low level w.c, pedestal wash hand basin, corner shower cubicle. Heated towel rail. Extractor fan.

BEDROOM THREE

3.91m x 3.07m (12'9" x 10'0")

Window overlooking the side garden enjoying the afternoon sun.

BATHROOM

A tiled room. Low level w.c, panel bath with glazed shower screen and shower from taps over, vanity sink unit with cupboards and drawers below and to the side. Frosted window to side. Heated towel rail. Airing cupboard housing factory lagged hot water cylinder, slatted shelves and manifolds for the underfloor heating.

OUTSIDE

Copperstones is approached from an unmade lane through a gated access that opens into a private driveway, where there is parking for three/ four cars and an open fronted car port with undercover parking for four cars. A path and steps lead down to the house and entrance conservatory. A huge paved

terrace provides lots of sitting out space enjoying views over the garden and ample space for barbeques with access from the conservatory and sitting room. The front garden is predominantly gently sloping lawn with a wonderful selection of mature shrubs and plants and perfect for children and pets. The whole garden is private and enclosed within dense hedge boundaries which provides privacy and protection from neighbours. There is an additional side garden and a paved path runs along the rear of the house.

DRIVEWAY PARKING & GARAGING

Driveway parking for four cars, Undercover parking for four cars.

SERVICES

Mains water, electricity and drainage are connected. Oil fired boiler with underfloor heating throughout.

N.B

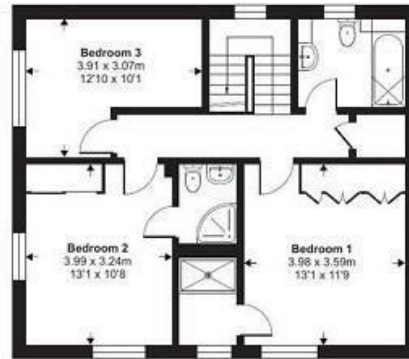
The electrical circuit, appliances and heating system have not been tested by the agents.

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.

DIRECTIONS

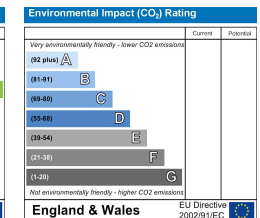
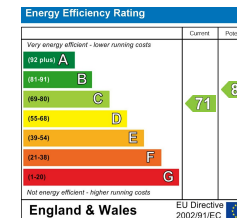
Proceed into Grampound village from the Truro direction and take a left hand turning off Fore Street next to Trevillick House. Follow this unmade lane and Copperstones will be found towards the end on the left hand side.



First Floor



Ground Floor



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