



4 PRIMROSE COTTAGES, THE SQUARE, PROBUS, TR2 4LG

Accommodation

Ground Floor: Open Plan Kitchen Living Room, Understairs Storage,

First Floor: 3 Double Bedrooms, Bathroom.

Outside: Rear Courtyard Garden, Former Scullery, Covered Seating Area

£325,000

Viewing only by appointment with H Tiddy

A quintessential and attractive double-fronted three-bedroom Cottage nestled in the heart of the popular village of Probus. This beautiful cottage, along with neighbouring No.5, was once part of a public house known as the Duke of York, but has been a residential property since 1805. The current owners have undergone a full programme of renovations and have meticulously and sensitively updated the property throughout. There is plenty of quirk and charm with outdoor sitting area at the rear that is ideal for outside dining.

4 Primrose Cottages is offered to the market with no chain and would be ideal as a permanent family home, or would suit those looking for a holiday let / second home. Equally, it would be well suited for long-term letting and investment.

Location Summary– (distances and times are approximate)

Truro – 7 miles. Falmouth –17 miles.
Newquay Airport – 15 miles with flights to London Gatwick (70 minutes), and Manchester (80 minutes). St Austell - 9 miles with London Paddington 4 hours by rail.
Plymouth – 50 miles. Exeter - 83 miles. St Mawes – 14 miles. Tregony – 4 miles.

Probus

Probus is a historic market village that can trace its origins back to before the Norman conquests when it even had its own monastery. Most of the village's current period charms date back to the 1500's including the square and the church. The Church itself holds the record of being Cornwall's tallest church tower, measuring 129ft tall to its highest point. It is situated just off the main A390 approximately seven miles east of the city of Truro and nine miles from St Austell with regular bus services to both of these. The village itself has all the facilities required for everyday needs including a Post Office, garage, farm shop, grocery shop, public house, Indian restaurant, Chinese takeaway, hairdressers, school and a fish and chip shop. There is also an extremely good doctors' surgery. Probus is within the catchment area of the Ofsted rated Outstanding Roseland Academy secondary school at Tregony. The village is also easily accessible to the picturesque Roseland Peninsula and many of the beaches along the South Cornish coast.

Cornwall

In a wider context, Cornwall has been enjoying a renaissance offering a range of accessible attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, the Tate Gallery and Truro Cathedral. Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Falmouth and Padstow), Nathan Outlaw (Port Isaac), Paul Ainsworth (Padstow and Rock), and the Roseland's own Aaron Mcnamara at the Driftwood, Rosevine.

A Brief Tour

From the road, the property is approached by a flight of granite steps, with cast iron railings each side, to the newly replaced front door.

The front door opens into the sitting area, which has new double glazed sash windows. The brand-new kitchen has been cleverly designed to maximise the space available, equipped with a Smeg range cooker tucked into a disused fireplace. There is a useful understairs storage cupboard.

From the kitchen area, a staircase leads to the first floor.

Upstairs, the generous landing has doors to the three bedrooms and family bathroom. The main bedroom is a generous double with built in wardrobe and window seat overlooking the village centre. Bedroom two is also a double with window seat overlooking the village. Bedroom three, also a double, has a built-in cupboard and an alcove suitable for either work-from-home office space, or a wardrobe.

To the rear of the property is a fully enclosed private courtyard style garden and incorporates a covered seating area and a former scullery. The garden can be accessed via a pedestrian footpath from the High Street.

The former scullery provides the new owner with a blank canvas to update as they wish, (subject to relevant permissions). Ideal to create a work-from-home office, occasional bedroom or games room, there is power connected as well as a Belfast sink and WC.

Agents Note

Potential buyers should note that there is a flying freehold with the sitting room being positioned over the cellar of No 5 Primrose Cottages.

General Information

Services

Mains water, gas, electricity and drainage. Newly installed double-glazed windows. Telephone (Superfast Broadband Enabled) and television points.

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

Energy performance certificate rating C. Council tax band B.

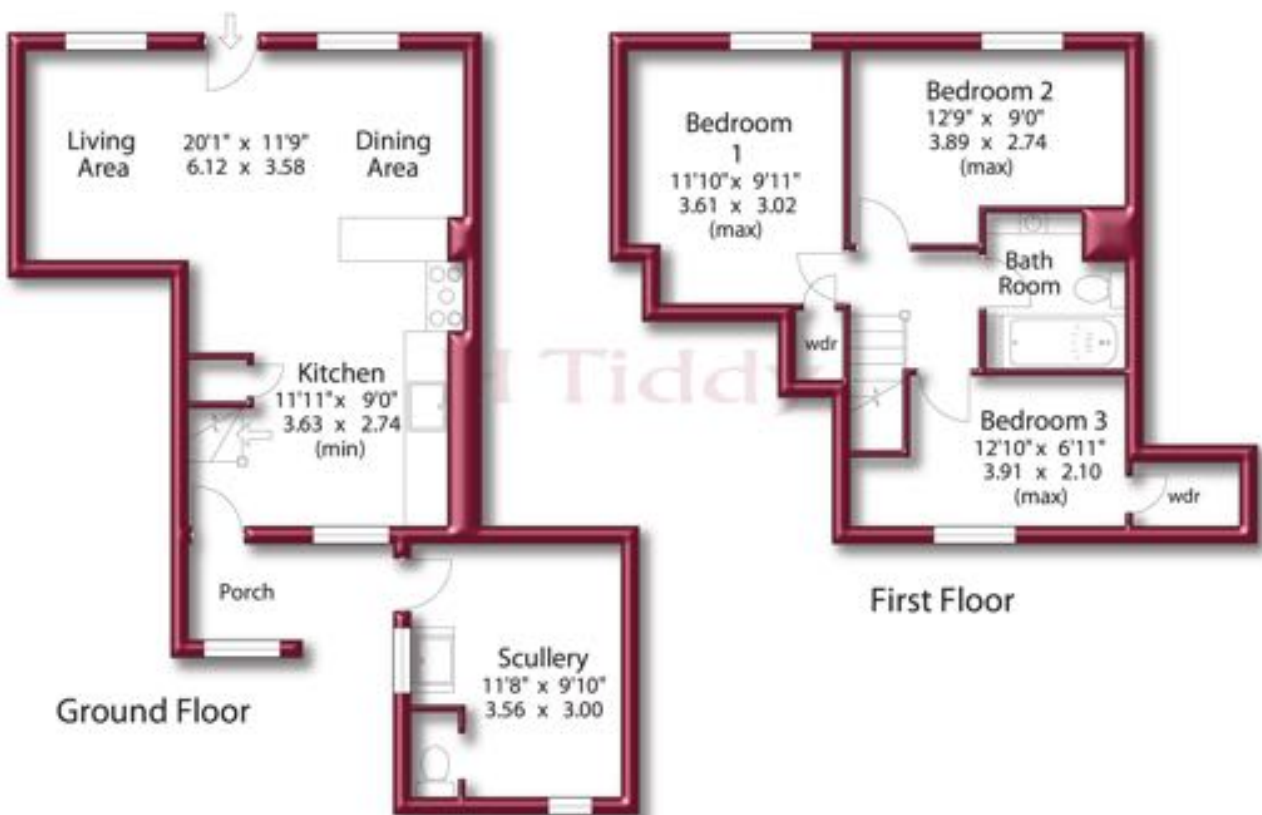
Important Notice

Every effort has been made with these details but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property.

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Approx Gross Internal Floor Area = 924 Sq. Feet
= 85.65 Sq. Metres



For illustrative purposes only. Not to scale.

