



Springfield



Springfield Fore Street

Grampound, Truro, TR2 4RR

St Austell 6 miles Truro 9 miles Newquay 14 miles

A beautifully restored and modernised, Grade II listed detached family sized home with a generous walled rear garden and garage.

- Prominent Detached Home
- Extensively Modernised
- Versatile Accommodation
- Established Walled Gardens
- Freehold
- Grade II Listed
- Many Character Features
- Garage
- Viewing Recommended
- Council Tax Band - D

Guide Price £575,000

LOCATION

This prominent property is centrally located within the highly sought-after village of Grampound on Fore Street, and is ideally located within easy walking distance of the village's excellent community facilities. These include a well-regarded primary school, church, community village shop and café, bowling club, and recreation ground, all contributing to a friendly and close-knit village atmosphere that is ideal for family life. Additional amenities, shopping, and leisure facilities can be found in the nearby town of St Austell, approximately 6 miles to the north-east, while the cathedral city of Truro, Cornwall's principal commercial and retail centre, lies around 9 miles to the south-west.

Grampound is well positioned for families seeking a balance of village living and accessibility, offering convenient access to both the north and south coasts, the A30 at Fraddon (around 4 miles away), and a mainline railway station at St Austell providing direct services to London Paddington.

DESCRIPTION

A charming and deceptively spacious Grade II listed detached cottage, rich in character and ideally suited to family living, situated in the picturesque village of Grampound. The property has undergone an extensive programme of sympathetic refurbishment by the current vendors whilst retaining many original period features to now provide an exciting opportunity for a family to create a long-term home.



ACCOMMODATION

The accommodation is highly versatile and includes an inviting entrance hallway with an attractive decorative tiled floor, a comfortable lounge and a separate dining room/ sitting room leading to a recently fitted, stylish kitchen, both reception rooms featuring character fireplaces. There are five bedrooms in total with one conveniently located on the ground floor with its own en-suite facilities and the fifth upstairs lending itself to an occasional office or games room due to restricted head height, along with three further first floor bedrooms, one complimented by a re-fitted contemporary styled en-suite with a continuing theme in the luxurious family bathroom.

On the second floor is a substantial and quite versatile loft room with dormer style windows front and rear and offers excellent scope to provide further accommodation (subject to the necessary consents).

OUTSIDE

To the front, neatly enclosed behind wrought iron railings and a matching gate, is a small and easily maintained garden with attractive flower and shrub borders. There is also convenient side access into the utility/boot room, ideal for family living and muddy boots after countryside walks.

The well-established, walled rear garden is a real highlight of the property and provides a wonderful space for family enjoyment. Laid mainly to level lawn and complemented by mature shrubs, trees, and attractive planting, it offers both privacy and charm. A generously sized patio creates an ideal setting for outdoor dining, entertaining, and summer barbecues. Located at the far end of the garden is a tandem garage with an up-and-over door, providing secure parking or excellent additional storage.

SERVICES

Mains electricity, water, drainage and oil are connected.
Broadband: Basic up to 15 Mbps, Superfast up to 80 Mbps and Ultrafast up to 1800 Mbps (Ofcom). Mobile phone: 02, Vodafone, EE and Three likely (Ofcom). Satellite and Fibre - Sky and BT are available.
Council Tax Band - D. Flood Risk - Very Low. Conservation Area - Yes (Grampound). Grade II Listed Building. TPO - No.

VIEWINGS

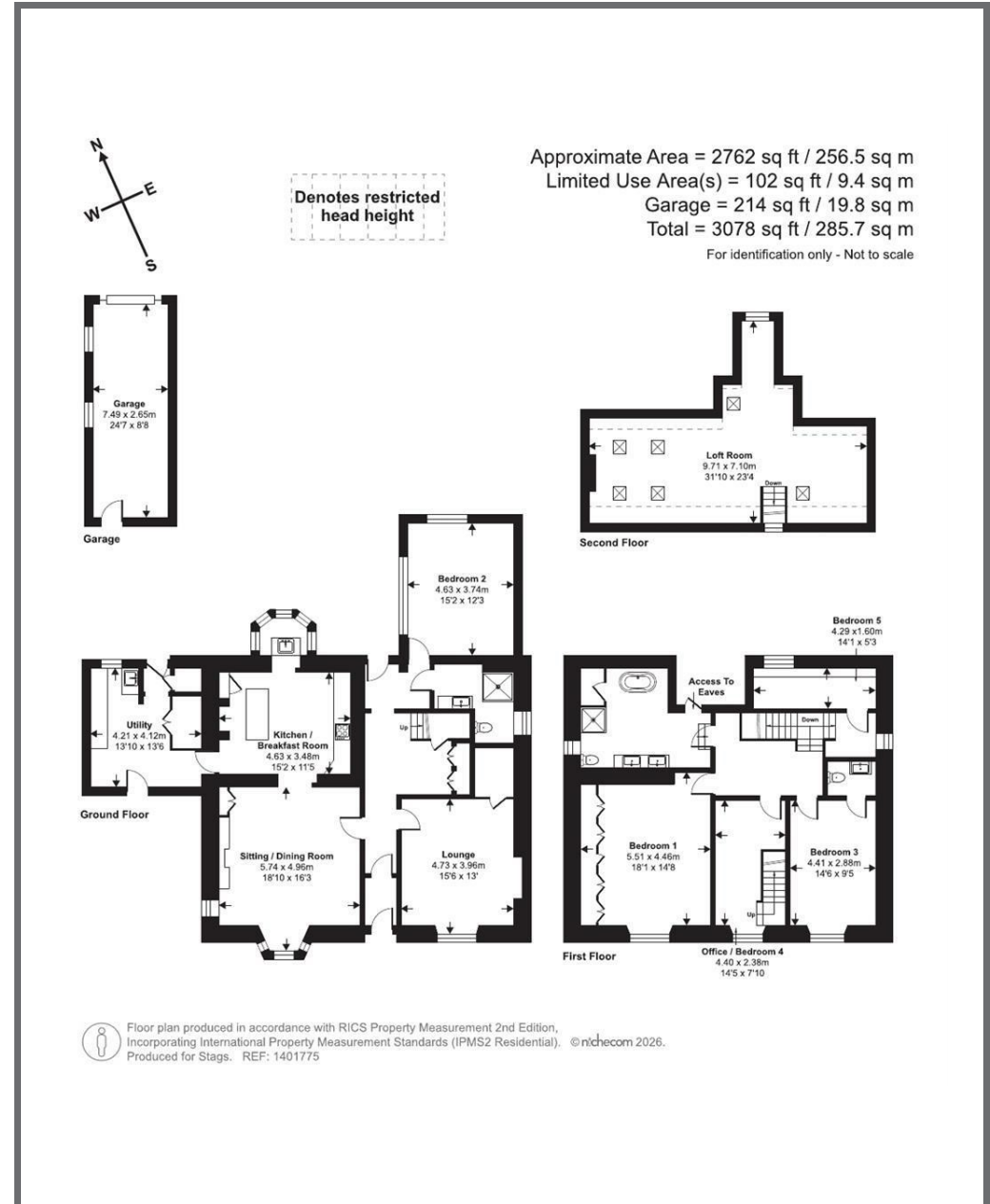
Strictly and only by prior appointment with Stags' Truro office.

DIRECTIONS

Travelling from Truro towards St Austell on the A390, drive down the dual carriageway into Grampound village entering the variable speed controlled zone. Upon entering the village the property can be located on the left hand side beside the village church on the corner of Pepo Lane.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or acceptance. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		61	41
EU Directive 2002/91/EC			

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