



Park Latch



# Park Latch Fore Street

Grampound, Truro, Cornwall, TR2 4QX

Truro - 9 miles St Austell - 6 miles St Mawes -14 miles

An impressive family home boasting a wealth of character situated centrally in the highly regarded village of Grampound.

- Detached Family Home
- Entrance Hallway
- Utility & Cloakroom
- Four Bedrooms & Family Bathroom
- Freehold
- Village Location
- Sitting Room & Formal Dining Room
- Impressive Kitchen
- Gardens, Parking & Workshop
- Council Tax Band E

Guide Price £550,000

## SITUATION

Surrounded by rolling Cornish countryside, Grampound is a popular village between the Cathedral City of Truro and St Austell. This highly regarded village has a good community providing local facilities including a bowling club, shop and post office, public house, church, primary school, village hall and playing field with children's play area.

## DESCRIPTION

Park Latch stands majestically in a front line position in the highly regarded village of Grampound. Dating back to the 1800's this impressive detached family home boasts a double fronted Cornish stone facade under a new slated roof. The property has been extended and refurbished over recent years and now offers beautifully presented accommodation retaining a wealth of charm and original features including beamed ceilings, mosaic/parquet flooring and open fireplaces.



Arranged over two floors there is an entrance hallway, spacious sitting room, formal dining room, utility, cloakroom and impressive kitchen with a sit up central island and a comprehensive range of base and wall units incorporating integral microwave, wine cooler, dishwasher and Rangemaster cooker. Floor to ceiling bi-fold doors open into the rear garden enjoying evening garden lighting.

On the first floor there is a galleried landing with attractive feature arch window looking to the rear garden. There are four bedrooms on the first floor along with the beautifully presented family bathroom with freestanding roll top bath, twin sinks and separate shower cubicle.

On the second floor there is an attic room with velux roof lights, (currently an unfinished project), this space could create a further bedroom which has already en-suite facilities in situ.

#### OUTSIDE

The property enjoys parking at the side of the property for approximately 4 cars. From the parking area a gate leads to the rear garden that is laid to lawn with sun terrace. There is a garage building currently used as a workshop storage area. Planning permission has been granted under Planning Ref: PA21/12847 to change this workshop to a double garage.

#### VIEWINGS

Strictly by prior appointment with Stags Truro office on 01872 264488

#### SERVICES

All mains services connected. Gas fired central heating.

#### DIRECTIONS

From Truro head on the St Austell Road passing through the village of Tresillian and on to Grampound Village. Park Latch will be found the left hand side as you drive up the hill out of the village.



These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs (92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	50
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

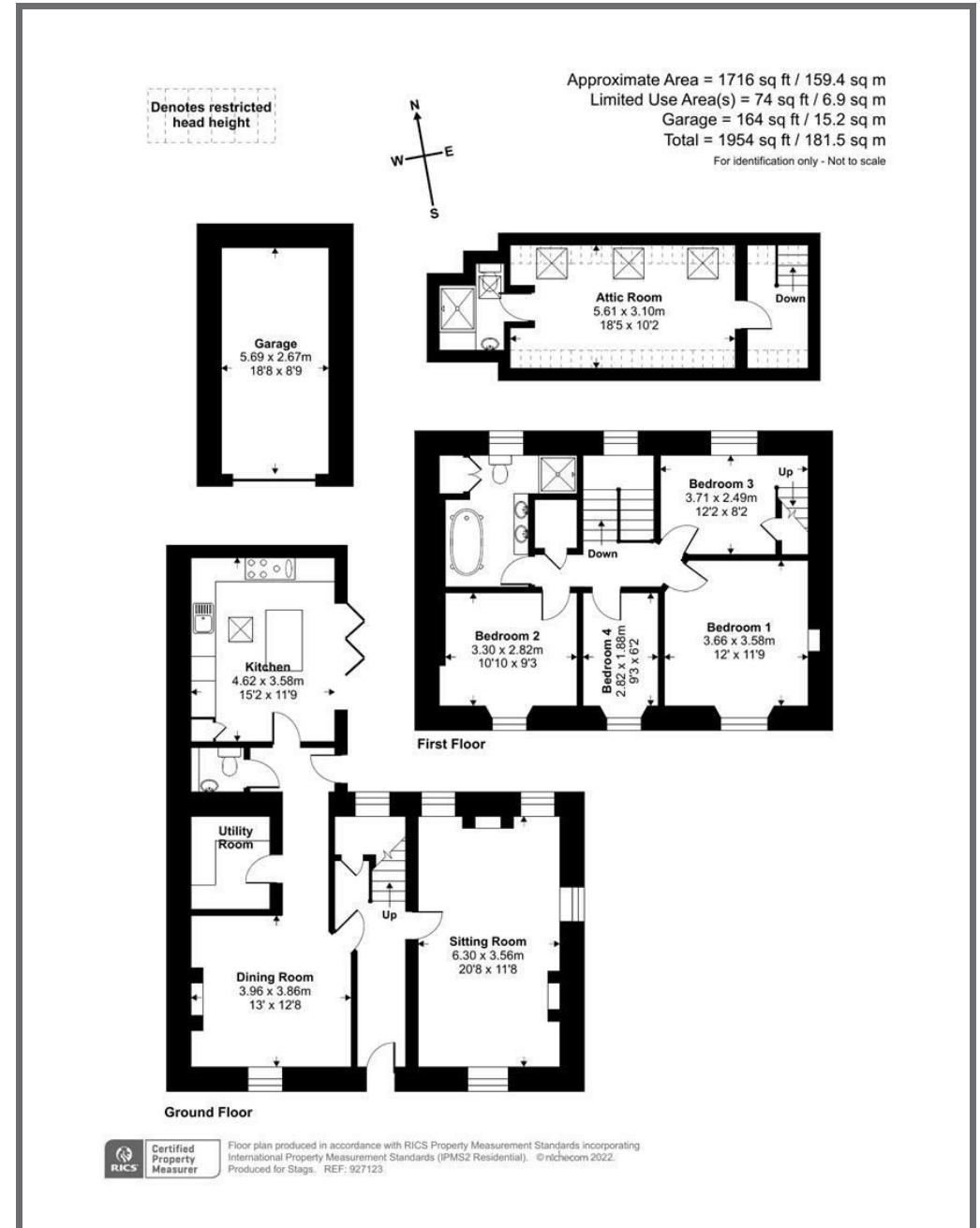
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