



Copperstones



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Fore Street, Grampound, Truro, Cornwall, TR2 4RS

St Austell 6 miles Truro 9 miles Newquay 14 miles

A well presented and wonderfully positioned detached house enjoying super gardens and ample parking. Located in the heart of the village yet tucked away from the thoroughfare.

- Detached Family Home
- Sought After Village
- Generous Gardens
- No Onward Chain
- Council Tax Band E
- Individual Non Estate Design
- Secluded Position
- Well Equipped Kitchen
- Freehold

Guide Price £599,950

## DESCRIPTION

Copperstones is an exceptional home of warmth, elegance, and practicality, beautifully presented to the market and offering the discerning buyer a rare opportunity to acquire a truly unique, non-estate executive residence. From the moment you arrive, the sense of space and comfort is immediately apparent. The welcoming porch/ sun room sets the tone, leading through to a welcoming entrance hall that draws you into the heart of the home. A double width opening leads to a wonderfully light and spacious living room, perfectly positioned to enjoy tranquil views over the principal garden, an ideal setting for relaxing or entertaining family and friends.



The beautifully appointed kitchen forms the centrepiece of the home, combining style and practicality in equal measure. It flows effortlessly into the stunning conservatory, a versatile, sun-drenched space perfect for dining, entertaining, or simply unwinding with a morning coffee while overlooking the garden. A useful utility room and a flexible ground floor bedroom or home office add further appeal to this thoughtfully designed layout.

A graceful split-level landing, featuring an elegant three-quarter height arched window, leads to the first floor where three generous double bedrooms await. Two benefit from luxurious en-suite facilities, alongside a well-appointed family bathroom offering comfort and privacy for all.

Throughout, Copperstones combines timeless design with modern convenience, featuring double-glazed hardwood windows, a uPVC conservatory, and oil-fired central heating. Impeccably maintained and rich in charm, Copperstones is a home to fall in love with — offering space, light, and versatility in equal measure. Internal viewing is highly recommended through Stags to fully appreciate the lifestyle this exceptional property provides.

### OUTSIDE

The property sits nicely within well established, beautifully landscaped and maintained grounds with an ample parking area for several vehicles. To the front of the property is an expansive lawn and there is a large paved patio area to enjoy.

### LOCATION

The property is situated in a tucked away, non-estate position in the sought after village of Grampound just off Fore Street, and is only a short walk away from the excellent village facilities which include a primary school, church, village stores/café, bowling club and football club ground to name just a few. These facilities are supplemented further by the town of St Austell about 6 miles to the north-east and the cathedral city of Truro being the commercial and retail centre of Cornwall about 9 miles to the south-west.

Grampound is well positioned to access both the north and south coasts, as well as the A30 at Fraddon, about 4 miles to the north, and there is a mainline railway station on the London Paddington line at St Austell.

### 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 by turning up a private lane just after Mill lane between the third and fourth black bollard on the left hand side, the property can be found at the top of this lane identified by our for sale sign.

### SERVICES

Mains drainage, electricity and metered water are connected. Oil fired underfloor heating. Double glazed hard wood windows throughout. Broadband: Basic up to 14 Mbps, Superfast up to 80 Mbps and Ultrafast up to 1000 Mbps (Ofcom). Mobile phone: Vodaphone and EE are likely (Ofcom). Flood Risk - Very Low. Listed Building - No. Conservation Area - No.

### VIEWINGS

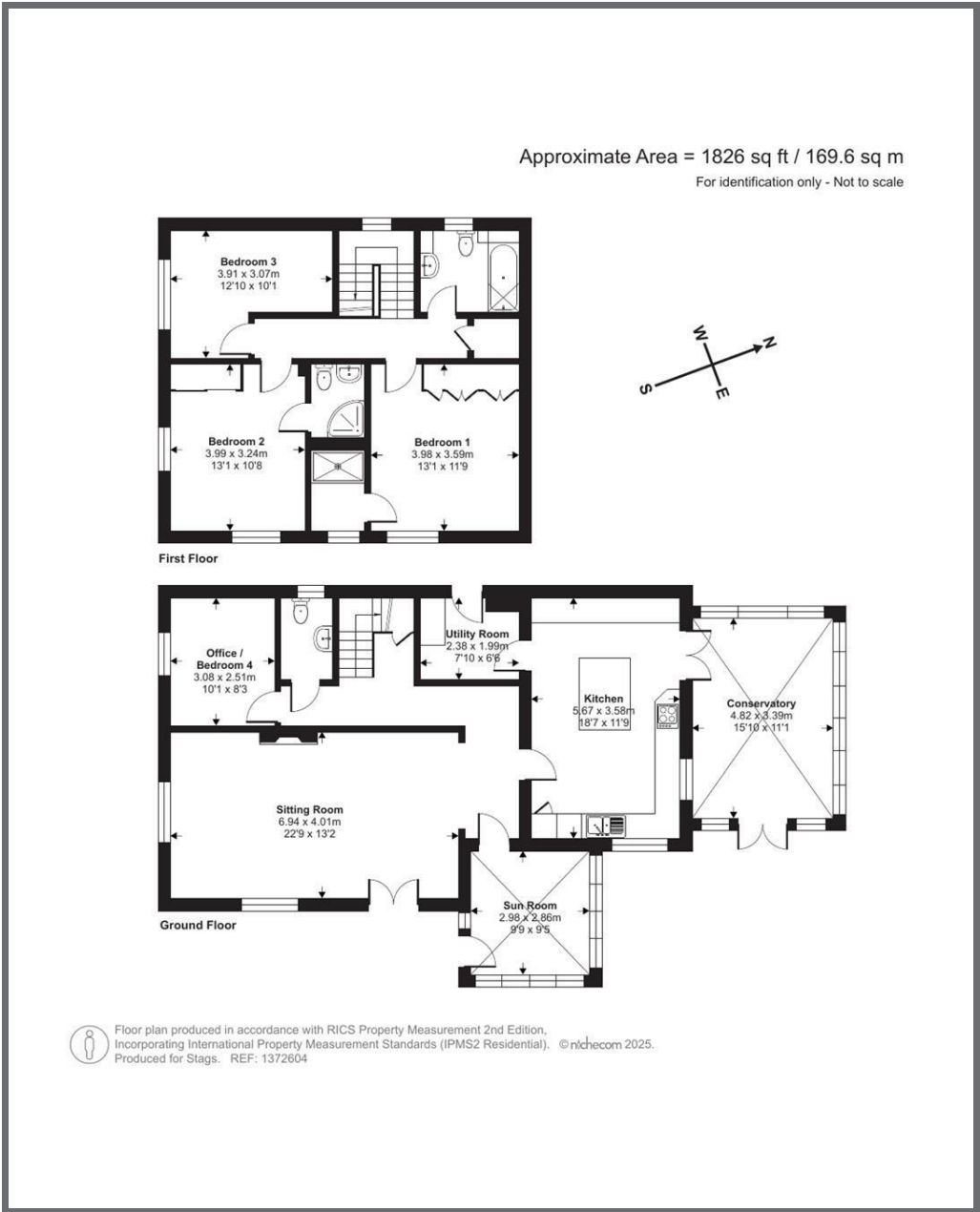
Strictly and only by prior appointment with Stags' Truro office.

### AGENTS NOTE

The property is being sold with no onward chain. There is a single storey bungalow under construction on a neighbouring plot which our clients are in the process of building with the intention of occupying for retirement.



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 contract. 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		71	80
EU Directive 2002/91/EC			

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