



Vine Cottage

Probus



Vine Cottage, Wagg Lane, Probus, Truro, TR2 4JX

Dating from 1730, this historic and truly unique thatched cottage (the only one of its kind in Probus) has been extensively renovated and extended. Set within a discreet and quiet position in the heart of this well-served village, this exquisite home enjoys delightful gardens and grounds of around 1/3 of an acre.

The location

Vine Cottage is the only remaining thatched cottage within Probus. Dating back to around 1730 it is also one of the oldest. Enjoying a sheltered and quiet position next to the church and within a few minutes' walk of the amenities available within this thriving community, which include a parish church, GP, public house, primary school, farm shop, post office, village hall, and restaurants, Vine Cottage is one of the most picturesque homes in this area.

The nearby Roseland peninsula is bordered by the Fal Estuary to the west and St Austell Bay to the east. The area has been designated part of Cornwall's Area of Outstanding Natural Beauty for the quality of its landscape, unspoilt beauty and coastal scenery. In fact, it was one of Cornwall's only areas not to have been mined.

There are many beautiful beaches on the Roseland, great for swimming, sunbathing, rock pooling and water sports. For a secluded spot, try Caerhays; for plenty of space try the sandy beaches of Carne and Pendower; for rock pooling try Portholland or Portscatho.

Some of Cornwall's best hotels and restaurants are located on the Roseland, including The Rosevine, Driftwood, Luggar and the more rustic Hidden Hut.



Tenure, services and general information

Freehold. Grade 2 Listed. Mains electricity, water, drainage and gas. Gas central heating.

Broadband: Superfast Fibre is available

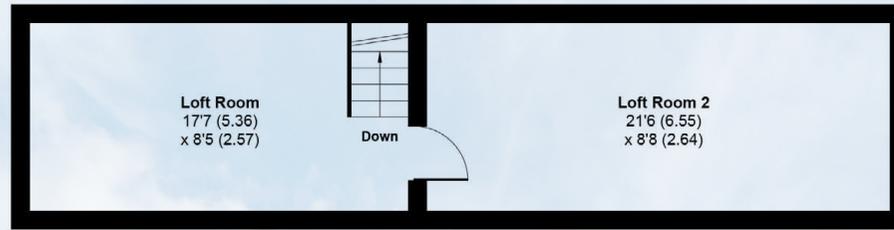
Council Tax: Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	64 D
39-54	E		
21-38	F		
1-20	G		

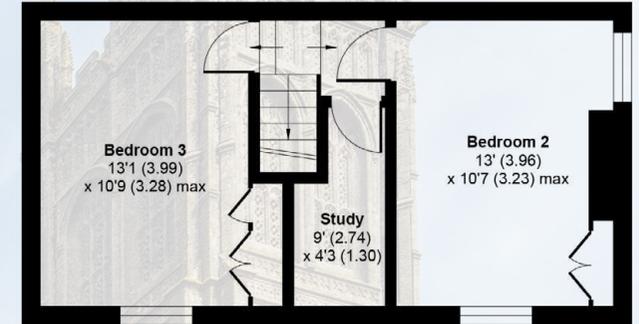
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Main House = 1229 sq ft / 114.1 sq m
 Total = 1979 sq ft / 183.8 sq m (includes garage)

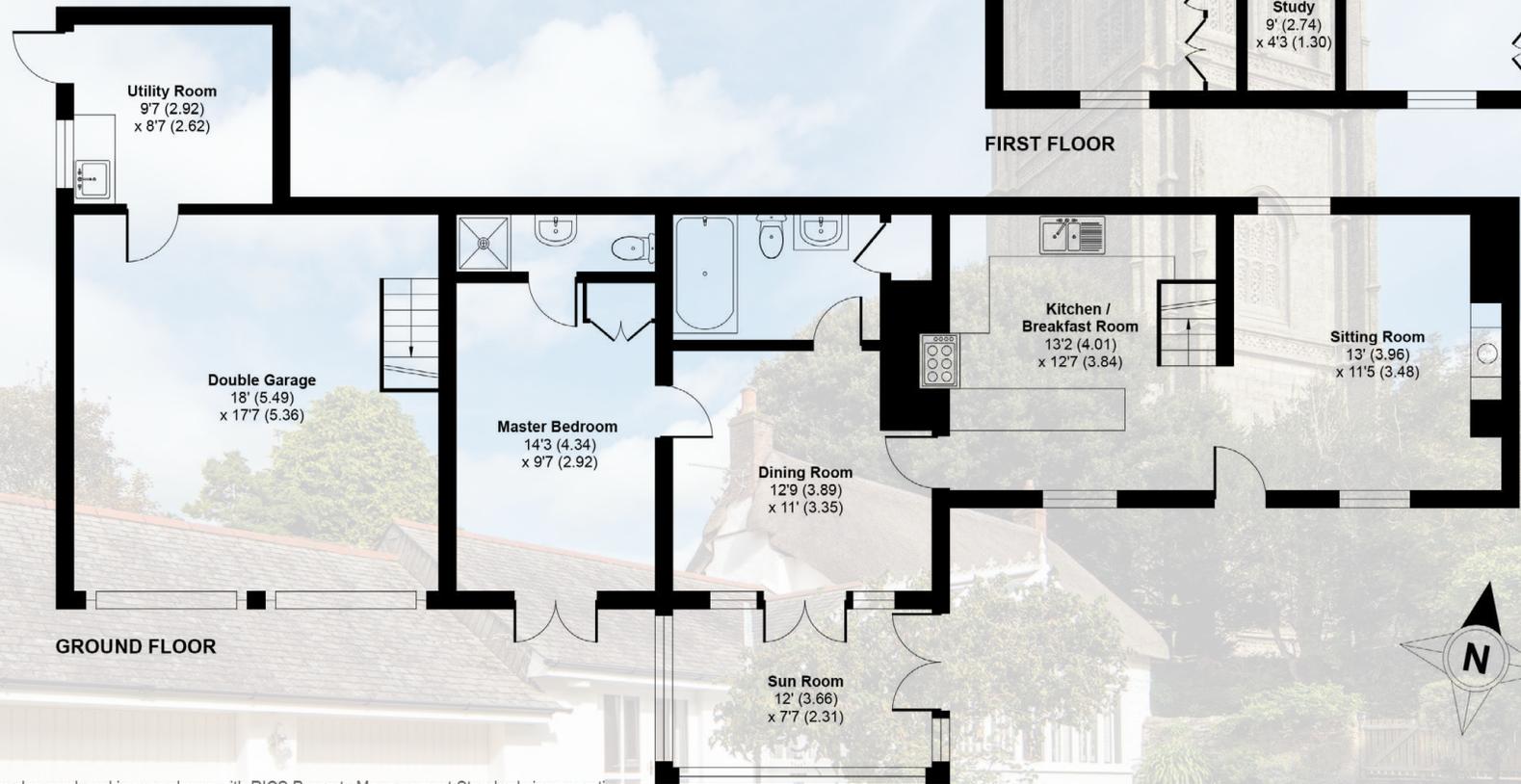
For identification only - Not to scale



GARAGE FIRST FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/cheom 2023. Produced for Shore Partnership Limited. REF: 1042685

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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The property

- Beautifully presented and maintained thatched cottage – the only thatched cottage in Probus
- Extended in 1998
- Re-thatched in 2019 and re-rendered (lime) in 2017
- Windows and doors refurbished in 2018
- Central stable door to original cottage from front terrace
- Modern kitchen with fitted appliances and range cooker. Bespoke understair storage. Charming outlook of the front garden
- Double aspect sitting room, window seats and gas fire (Yeoman / Stovax & Gazco)
- Two double bedrooms, both with fitted wardrobes and enjoying the views over the front gardens
- Study/dressing room
- Dining room with beamed ceiling and French doors opening into the conservatory
- Conservatory with vaulted roof and views over the front garden
- Ground floor double bedroom (master) with fitted wardrobes, French doors to front terrace and well-appointed en suite shower room
- Family bathroom with free-standing bath and high ceiling

Outside space, gardens and parking

- Gated gravelled driveway
- Pretty front gardens that are secure and dog friendly with two slate terraces, lawn, mature beds, pond and beautiful central magnolia tree
- Attached double garage. Staircase leading to two useful walk-in storage lofts (over the garage and extension)
- Utility room to rear of garage with internal connecting door, sink and external door to the meadow garden
- To the west of Vine Cottage, and known locally as 'The Orchard', there is an enclosed lawned meadow garden with mature boundaries and leafy surroundings, complemented by a seating area, perfect for summer's evening drinks. Totalling approximately 0.25 acre, there is a shed, greenhouse and double gates at the head of the garden leading to the lane connecting onto Wagg Lane

Directions

From Truro, travel east on the A390. Proceed through Tresillian and take the left turning, signposted Probus & Laddock (Mercedes Benz on left) and proceed into Probus. Continue through the village and past the Hawkins Arms, Spar and farm shop before turning right towards the church and first right into Wagg Lane. Vine Cottage is the thatched cottage on the right-hand side.

What 3 Words ///readings.online.radiates

Distances (All distances are approximate and in miles)

Trewithen Gardens – 2.4; Truro (mainline rail) – 6.5; Portloe – 7.6; Veryan – 7.8; Lost Gardens of Heligan – 7.5; Royal Cornwall Hospital (Treliske) – 8.6; St Austell – 9; Pendower and Carne beach – 9.1; Caerhays beach – 9.6; Mevagissey – 9.6; Porthcurnick beach – 10.4; Portscatho – 11.1; Eden Project – 12.9; St Mawes – 13.9; Cornwall Airport (Newquay) – 14.8;





PROPERTY AGENTS

Where you live matters

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