



Perranarworthal

**A Grade II listed Georgian detached residence
Originally built for the Captain of Perran Foundry
Set in a gated, secluded, mature surroundings
Blended character and modern day living
Stylish and well proportioned accommodation
Beautiful reception hall and staircase
Two large broad reception rooms
Fabulous fitted kitchen/breakfast room
Three/four large bedrooms, three bathrooms
South East facing lawned gardens with patios**



Guide £775,000 Freehold

ENERGY EFFICIENCY RATING – BAND D

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

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REF: SK6917



A totally charming, Grade II listed, three/four bedroom, Georgian detached residence set in a prominent location, just off the Falmouth to Truro road at Perranarworthal and tucked away in a gated, mature garden backing onto the valley and established woodland beyond.

This highly individual character home was, we understand, built in the early 1830's as the Captains house for Perran Foundry (which is set behind the house) having pleasing mellow stone elevations and a classic original colonnaded open entrance porch and a smaller porch to the rear of the house.

This beautiful Grade II listed period home has been restored over a number of years with imagination and style, paying homage to the Georgian era with particular attention to detail and fusing an imaginative blend of retained character features, enhanced with the introduction of modern day themes and tones. Plenty of character awaits the new owners with many original features you would expect from a house of this calibre including large multi-paned sash windows, high skirting boards and ceilings, large panelled internal doors with architraves, wooden flooring, two marble fireplaces and a magnificent reception hall with turning staircase to the first floor.

As with similar homes built in the era, well proportioned accommodation is here in abundance, offering a generous reception hall, living room, sitting room, kitchen/dining room, bedroom four/gym en-suite and a utility room. The first floor has an impressive landing, three large bedrooms (two en-suite) and a well appointed family bathroom. Outside, the gated driveway offers private parking and turning and a well screened south east facing garden backing onto woodland.

Woodview is well placed in this attractive hamlet, alongside the River Kennall which leads to the tidal creek at Devoran and access for water sports enthusiasts to the Restronguet Creek and the excellent sailing waters of the Carrick Roads.

The neighbouring village of Perranwell Station is twixt the larger centres of Truro and Falmouth and this has its own community run village store and The Royal Oak public house, primary school, well supported village hall, cricket and football clubs and also importantly, a branch line station linking to Falmouth and Truro.

**As our client's sole agents, we thoroughly recommend an immediate viewing to appreciate this fine property.
Why not call for a personal viewing today?**

THE ACCOMMODATION COMPRISES: Beautiful colonnaded Georgian porch with original pillars and stone flooring.

A LARGE PANELLED FRONT DOOR LEADS INTO:

RECEPTION HALL 7.77m (25'6") x 2.31m (7'7") plus return.

A fabulous introduction to this amazing home having broad ceramic tiled flooring, mat well, original coved cornicing, high skirting boards and architraves, superb turning staircase leading to the first floor, inset ceiling spotlights, two double radiators, French doors enjoying a pleasant outlook and leading to the patio and gardens at the rear, second stable door leading to the side porch and utility, large multi-paned panelled doors leading to all principal rooms.



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



LIVING ROOM 4.88m (16'0") x 4.42m (14'6")

A bright triple aspect reception room with large tall sash windows overlooking the grounds, a focal point marble fireplace with slate hearth and inset wood burning stove, large mirror over, two double radiators, original coved cornicing and high skirting boards, natural wood flooring, deep recessed sash window overlooking the patio, large panelled internal door.

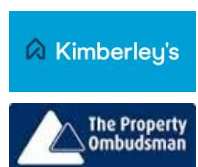


SITTING ROOM 4.95m (16'3") x 4.65m (15'3")

Another fabulous reception room with two tall full length multi-paned sash windows with pleasant views over the south easterly facing garden, a focal point marble fireplace and inset gas stove set on a slate hearth, matching book and display shelving with storage below either side of the fireplace, two double radiators, fitted carpet, inset ceiling spotlights, coved cornicing, high skirting boards, four panelled internal door.



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KITCHEN/DINING ROOM 5.44m (17'10") x 4.47m (14'8")

A superb bespoke kitchen/dining room that will delight any budding culinary genius and equipped with a range of hand built base units which have a combination of slate and wood block work surfaces complemented by large white metro tiling over, inset double bowled Villeroy and Boch sink, chrome swan neck mixer tap over and drainer alongside, concealed dishwasher, two matching tall storage cupboards with drawers below, butchers block with polished granite top edged with hard wood and integrated wine rack, stainless steel Rangemaster cooker set within a metro tiled recess with the cooker having 7 burners, 2 ovens and a grill and having a stainless steel cooker hood over, space for an American style refrigerator/freezer, concealed radiator with wood block surface over, a bright dual aspect with deep recessed sash windows overlooking the front and the side gardens, coved corncicing, inset ceiling spotlights, four panelled internal door, over table drop lighting, dimmer switch, wooden flooring.



CLOAKROOM 1.88m (6'2") x 1.65m (5'5")

Well appointed with a white suite comprising: low flush wc, pedestal hand wash basin, chrome hot and cold taps and large fitted mirror over, half tiled walls, freestanding broom cupboard, ceramic tiled flooring, towel rail, extractor fan, frosted sash window, wall mounted consumer box, wall mounted consumer box, large panelled internal door.



STABLE DOOR FROM ENTRANCE HALL LEADING TO:

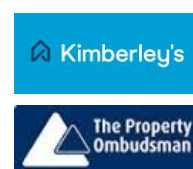
SIDE PORCH/OFFICE 4.67m (15'4") x 1.30m (4'3") plus 2.29m (7'6") x 1.93m (6'4")

Having paved flooring, dual aspect multi-paned windows overlooking the side driveway and doors leading to the outside, cupboard housing Worcester gas central heating boiler, inset ceiling spotlights.

UTILITY ROOM 2.59m (8'6") x 2.44m (8'0")

A useful room with matching wall and base units, wrap around beech block work surfaces and metro tiling over, inset Belfast china sink unit with chrome hot and cold taps, ceramic tiled flooring, inset ceiling spotlights, access to loft space, coat hooks, plumbing for washing machine, side window, consumer box.

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DOORWAY TO:

BEDROOM FOUR/GYM 4.32m (14'2") x 3.96m (13'0")

A delightful room which could be a self contained guest bedroom suite, an office or as you will see, a gym. Having a recessed sealed unit double glazed, multi-paned doors, Venetian blinds overlooking the front gardens, deep recessed secondary glazed sash window and Venetian blind enjoying much the same views, wooden flooring, exposed pitch roof and exposed A-frame timbers, inset double glazed Velux window, inset ceiling spotlights, double radiator.



FOUR PANELLED DOOR LEADING TO:

EN-SUITE SHOWER ROOM

Well appointed with a large walk-in double shower cubicle (all fully tiled, chrome mixer shower and glass screen), wall mounted wash hand basin with chrome hot and cold taps, low flush wc, radiator, ceramic tiled flooring, radiator, inset ceiling spotlights, large panelled internal door.

FABULOUS TURNING STAIRCASE THAT HAS DARK HARD WOOD BANISTERS AND PAINTED ORIGINAL SPINDLES LEADING TO:

FIRST FLOOR LANDING

Shuttered multi-paned sash window overlooking the gardens and woodland, two drop lights, fitted carpet, inset ceiling spotlights.

PRINCIPAL BEDROOM 4.95m (16'3") x 4.62m (15'2")

A fabulous main bedroom having two sets of shuttered, multi-pane sash windows with lovely views over the gardens to surrounding woodland, two double radiators, fitted carpet, coved cornicing, high skirting boards, four panelled internal door, second door leading to:



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EN-SUITE SHOWER ROOM 2.57m (8'5") x 1.37m (4'6")

Luxuriously appointed with a white suite comprising: large walk-in fully tiled shower area, chrome mixer shower with drench head and conventional hand shower, sliding glass shower screen, china wash hand basin with contemporary waterfall tap, set on a vanity unit and with an incorporated low flush wc alongside, fully tiled walls and flooring, mirrored bathroom cabinet, chrome ladder style heated towel rail, shuttered multi-paned sash windows overlooking the front aspect, inset ceiling spotlights, large four panelled door.



BEDROOM TWO 4.90m (16'1") x 4.39m (14'5")

Another fabulous bedroom having a deep recessed multi-paned sash window and a pleasant outlook, high skirting boards, inset ceiling spotlights, two banks of quality fitted wardrobe cupboards, fitted carpet, four panelled internal door, second door to:

EN-SUITE SHOWER ROOM

Luxuriously appointed with a fully tiled shower area, chrome mixer shower, rainfall head and conventional hand shower, sliding glass screen, china wash hand basin set on a contemporary vanity unit, chrome waterfall tap and incorporated low flush wc alongside, fitted mirror, spotlights, ladder style heated towel rail, porcelain tiled flooring and walls, deep recessed multi-paned sash window overlooking the side aspect, hit and miss privacy blind.

BEDROOM THREE 4.42m (14'6") x 4.01m (13'2") to wardrobe front.

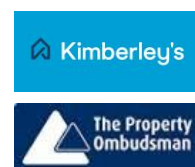
A generous bedroom with deep recessed multi-paned sash window and shuttered screens enjoying a pleasant outlook to the front aspect, two double radiators, comprehensive range of wall-to-wall fitted wardrobe cupboards, fitted carpet, four panelled internal door.

FAMILY BATHROOM 2.51m (8'3") x 1.98m (6'6")

Luxuriously appointed with a white suite comprising: shaped panelled bath, central chrome easy-on mixer taps and large mirror over, spotlights, extractor fan, low flush wc, pedestal hand wash basin with contemporary chrome mixer tap, fitted mirror over and lighting either side, Dimplex down flow electric fan heater, fully tiled walls and flooring, ladder style heated towel rail, shuttered multi-paned sash window overlooking the front, large four panelled internal door.



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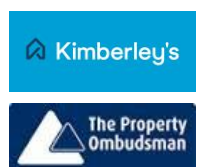


OUTSIDE

Woodview is approached through high electronic double gates providing privacy and seclusion from the road and these open into a generous gravelled driveway which runs across the front and to the side of the property providing plenty of parking and turning facilities for a number of vehicles. The house is well fenced and screened along the front boundary and to the return side. A cobbled pathway takes you around to the main gardens at the rear of the house and this enjoys a sunny south easterly facing aspect providing a good degree of sunshine throughout the day comprising: a broad paved patio which is a great place to relax and entertain your family and friends and this is fronted by a large level lawn bisected by a pathway leading to the far end and well screened on either side by a profusion of mature trees and also having a delightful outlook over the surrounding valley and woodland. In one corner there is a red brick outbuilding and a gateway which leads to a bridge across into the woodland beyond.



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COUNCIL TAX Band G.

SERVICES Mains drainage, water, electricity and gas. (new boiler installed in 2021)

WHAT THREE WORDS published.simulates.hooked

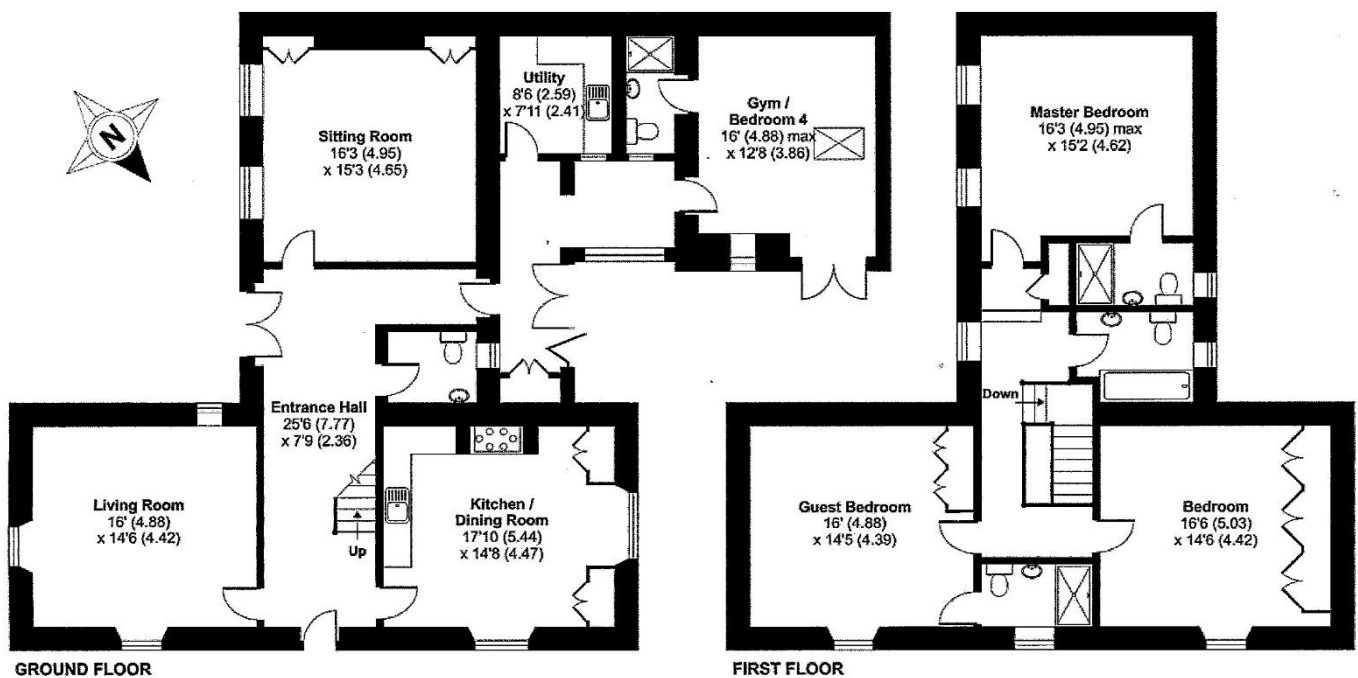
MONEY LAUNDERING


Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Woodview, Perranarworthal, Truro, TR3 7NX

Main House = 2564 sq ft / 238.2 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Shore Partnership Limited. REF: 991744

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