

Heather & Lay  
*The local property experts*



## 1 The Casting House Perran Foundry, Perranarworthal - TR3 7JR

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Characterful yet modern with versatile living spaces, woodland views and walks nearby, Southerly facing roof terrace and off road parking. Conveniently located between Falmouth and Truro, close to amenities, transport links and sailing waters.

NO ONWARD CHAIN.



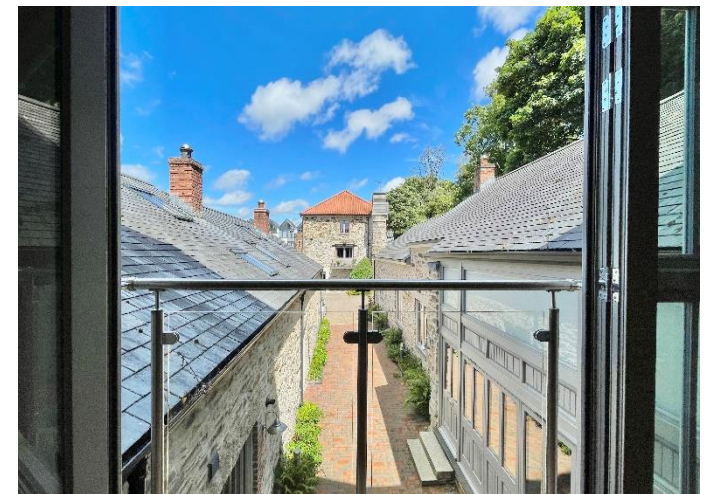
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PENRYN	3 MILE
FALMOUTH	4 MILES
TRURO	10 MILES
NEWQUAY AIRPORT	29 MILES

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- Quality Converted Former Foundry - Totalling Over 2060 sq ft
- Generously Sized Bedrooms & Two Large Reception Rooms
- Two Private Parking Spaces
- Dating From 1791 & Converted In 2015
- Nearby To Walks, Amenities & Transport Links
- Roof Terrace With Composite Decking & Communal Gardens



## THE LOCATION

Perran Foundry is an historic landmark development that once formed a hugely important part of the Cornish mining industry. Perran Foundry is one of three major iron foundries in Cornwall founded in the late eighteenth and early nineteenth centuries manufacturing steam pumping engines for draining tin and copper mines. Perranworthal with neighbouring Perranwell is a very popular and thriving community almost midway between Falmouth and Truro and easily accessible to Redruth. In the immediate area, there is a range of facilities for day-to-day needs including the Norway Inn with a highly regarded restaurant and local ales, a shop, church, public house, primary school as well as modern village hall with its associated range of social activities. The area is incredibly well placed for the creeks of the Fal Estuary and Mylor Yacht Harbour (where Sir Ben Ainslie learnt to Sail) just a short drive away, arguably some of the best day-sailing waters in the UK. Both Falmouth and Truro are approximately six miles away providing an extensive range of facilities including national class schools and colleges, hospitals, The National Maritime Museum, Hall for Cornwall and mainline railway connections to London Paddington. Newquay Airport is approximately 30 miles away with a range of domestic and European flights.



## THE PROPERTY

Having sold this property to the current owners through the developer when new, we are delighted to act for our clients in selling this fabulous home again. A surprise awaits on visiting this historic former foundry works. Now transformed into a wonderful community with a wide range of stylish housing, and conveniently located between Falmouth and Truro. 1 The Casting House is an exceptional Grade II Listed and spacious three bedroom terraced house conversion full of character yet very homely and modern. This truly unique property with its versatile accommodation provides scope and choice as to how the new owner wishes to live. Off road parking is a bonus with two spaces, as is the woodland on ones doorstep (lovely for a morning walk with the dog before work or an evening stroll along the river to unwind after a long day at work). The property itself is immaculately presented throughout, with large adaptable living spaces, exposed stone walling and the timber beams throughout, a lovely contrast of traditional and modern. The accommodation is spacious and comprises an open plan kitchen/diner/living room and cloakroom on the ground floor, ideal for entertaining. A separate sitting room, bedroom and shower room is located on the first floor and two further bedrooms, family bathroom and a roof terrace on the second floor. The property also benefits from mains gas central heating, with underfloor heating on the ground floor and double glazing.







**ACCOMMODATION IN DETAIL**  
**(ALL MEASUREMENTS ARE APPROXIMATE)**

A mature front garden with a pedestrian pathway and granite steps lead up to...

**GROUND FLOOR**

Through the double glazed wooden front door and into....

**OPEN PLAN KITCHEN/DINER/LIVING AREA 43' 7' x 23' 11'.**

A superb dual aspect open plan sociable living space with natural slate floor and underfloor heating throughout the ground floor, with defined areas of cooking, dining and relaxing. With two access points from the front and side aspect of the property including a stable double glazed door and sliding glazed doors all leading out to Perran Foundry's street scene. The open plan area comprises of....

**SITTING ROOM 20' 4' x 16' 5'.**

Generously sized and a lovely balance of modern living and character including wooden beams modern slate flooring with underfloor heating fuelled by the Worcester gas combination boiler. Multimedia TV sockets and plenty of standard plug sockets around the room and spotlights. Staircase rising to the first and second floor with a understairs cupboard housing the electric fuse box. Access to a cupboard housing the BT Openreach master socket with fibre supply and storage for coats and shoes. Access to ground floor WC. Entry video system for the front door. Stairs rising to the first and second floor.

**DINING ROOM 13' 7' x 10' 9'.**

Double glazed stable door and sliding door with fitted blinds to the side aspect, leading to the two private parking spaces and communal gardens. Ample space for a sizeable dining table and an additional seating area. Continuation of the slate flooring with underfloor heating and spotlights.

**KITCHEN 23' x 12'.**

A modern kitchen suite comprising a range of base and eye level units with high-gloss door and drawer fronts, plus a large breakfast bar island with cupboard storage under, wooden worktop over and space for dining to the other side. Integrated fridge freezer, dishwasher, washing machine, Bosch double oven and four ring gas hob with extractor fan over. Stainless steel inset one and a half bowl sink and drainer with tiled splashback. Stainless steel electrical sockets. A further deep recess area has been converted with further cabinets and worktop space as well as space for a tumble dryer. Continuation of the slate flooring with underfloor heating and spotlights.

**WC**

Hand wash basin with mixer tap, mirror cabinet and WC with shelving above. Extractor fan and heated towel radiator. Continuation of the slate flooring.









This photography has been staged for visual purposes

## **FIRST FLOOR LANDING**

The stairs rises to a top landing with a door leading into an internal landing with further doors providing access to the large sitting room, bedroom 2 and a shower room. Stairs rise to the second floor landing. Oak engineered flooring, plug sockets and spotlights.

### **SITTING ROOM 24' x 24' 7' (reducing to 13' 9').**

A fantastic and spacious living area with a Juliet balcony and double wooden glazed doors opening inwards providing an outlook across Perran Foundry and trees beyond. Potential to either create a useful office space or a fourth bedroom. Characterful features include painted white wooden beams and posts, exposed stone and granite walls and continuation of the engineered oak flooring. Storage cupboard with shelving and a further cupboard housing the Worcester gas combination boiler. Skylight to the rear aspect. Three radiators, multimedia TV sockets and spotlights.

### **BEDROOM TWO 15' 7' x 14' 4'.**

Generously sized dual aspect room with windows to the front and side. Deep recess area, exposed granite and white painted wooden beams. Continuation of the engineered oak flooring. TV socket and power points. Radiator.

### **SHOWER ROOM**

Walk-in fully tiled shower cubicle with Mosaic tiled flooring, Mira electric shower and rainfall fixing over. Exposed granite walls, hand wash basin with mixer tap and WC with push button flush and shelf above. Heated towel radiator, extractor fan and fully tiled surround.

## **SECOND FLOOR**

### **SECOND FLOOR LANDING**

Continuation of the engineered oak flooring with wooden beams and half vaulted ceiling. Access to two bedrooms and family bathroom. Cupboard with shelving and useful storage space. Tall modern radiator.

### **BEDROOM ONE 22' 2' x 12' 6'.**

Master bedroom with large double glazed windows to the side aspect, vaulted ceilings and wooden beams providing plenty of character and space. Eaves storage with double doors, multimedia TV sockets and wall plugs. Two radiators. Further exposed stone and granite with shelving above. Wall lights.

### **BEDROOM THREE 10' 7' x 8' 7'.**

Double bedroom with skylight, exposed timber beams and sliding double glazed doors leading out to the roof terrace providing plenty of natural light. Continuation of the engineered oak flooring. Radiator.

### **BATHROOM**

Modern white suite comprising a bath with shower over and glass screen with fully tiling surround, hand wash basin with mixer tap and touch screen mirror light over. Low level WC with push button flush. Heated towel radiator. Extractor fan and tiled flooring. Spotlights.







## EXTERIOR

### FRONT

The property is set back with mature gardens either side of a pathway and granite steps leading up to the front door. A remade water wheel style sculpture nearby showing its originality, rich past and uniqueness compared to other standard modern developments. Outside light and mailbox.

### ROOF TERRACE 12' x 8' 5'.

Accessed from bedroom three, this wonderful and private terrace is a real sun trap throughout the day and is southerly facing. Benefitting from modern composite decking with railings, outside light and a pleasant outlook towards the woodland. Exposed stone and granite walls.

### COMMUNAL GARDENS

Nearby to the property is a stone courtyard with space for outside seating plus a beautiful woodland nearby, offering great walks and a lovely greenery space to enjoy.

### PARKING

The property benefits from two allocated private parking spaces located nearby.

### SERVICES

Mains electricity, gas, water & drainage.

**LOCAL AUTHORITY** Cornwall Council, Truro, TR1 3AY. Telephone 0300 1234100

**TAX BAND** – E

**EPC RATING** – B

### AGENTS NOTES

The site at Perran Foundry is a fantastic development which has saved these important buildings from being lost forever. The area played a huge part in the tin and copper mining heritage of the county and the technology of the industrial past. The conversion of the buildings took a huge amount of planning and investment to accomplish and to an extent is still continuing. It is worth noting that flood prevention and mitigation was a huge part of the design and build process and there is in fact an automatic flood barrier / gate which can rise to prevent tidal flooding when needed. Also on the surrounding site Japanese knotweed was identified and there is a treatment process and schedule in place for that. On the site at Perran Foundry there is another large building which we are told may be converted at some future point and there are also a number of building plots along the edge of the river where land has been identified to continue the development and build the community.



GROUND FLOOR  
747 sq.ft. (69.4 sq.m.) approx.



1ST FLOOR  
748 sq.ft. (69.5 sq.m.) approx.



2ND FLOOR  
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 2068 sq.ft. (192.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

#### PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.