



ROHRS & ROWE

WELL DESIGNED COUNTRY RESIDENCE WITH SPACIOUS ACCOMMODATION, ENJOYING FAR REACHING VIEWS OVER THE BEAUTIFUL VALLEY AND OFFERING A RANGE OF USEFUL OUTBUILDINGS.



ROHRS & ROWE



Towntanna House
Towntanna
Ponsanooth
Cornwall
TR3 7HT

- Spectacular countryside views
- Stylish and spacious design
- Broad entrance hallway
- Sitting room
- Spacious kitchen/ breakfast room
- Garden room
- Luxurious master bedroom
- 2 further en suite bedrooms
- Bedroom 4/office
- Beautiful summer house
- Double garage and store
- Greenhouse and outbuildings
- Large landscaped garden and courtyard
- Ample off road parking
- EPC C
- Council Tax Band F





PROPERTY

Towntanna House is an attractively stylish residence which has been beautifully crafted throughout to offer very comfortable and spacious accommodation. The property is well located as it is set in a commanding position, enabling it to enjoy far reaching views over the valley below and across miles of beautiful countryside.

The house has great charm and a lovely welcoming feel as soon as you step into the broad entrance hall. This leads to the sitting room with its feature granite fireplace and access to the outside terrace via bi-fold doors. Just beyond is the generous kitchen, with a stylish central island and contemporary design, this space is the hub of the home as its light and airy feel combined with the super views create an ideal space to entertain. Beyond is the garden room which makes the most of the incredible views and is such a lovely space to relax in. Set just off the entrance hallway is a study, which was originally designed as bedroom 4 with a generous shower room to accompany it - perfect for an older relative. Upstairs the master suite is very indulgent indeed with a spacious bedroom complete with vaulted ceiling and exposed beams, a generous walk in wardrobe and sizeable bathroom. There are two further lovely en suite bedrooms to complete the accommodation.

The grounds are very nicely set out with ample parking and a well finished double garage complete with a store / office.

A real highlight of the property are the exceptionally impressive landscaped gardens. A pathway leads up through the multiple terraces and lawned spaces, all offering a difference space to relax and providing the very best views. At the top is a recently created and well equipped summer house along with an established greenhouse and raised planing beds along with a range of useful outbuildings.





LOCATION

The property is located only a short distance from the village of Ponsanooth, which offers a range of local services including a shop and a pub and a school. Just a short drive away, access is provided to Restronguet Creek via Devoran, which is popular for water sports such as sailing, kayaking and paddle boarding. The picture-perfect Pandora Inn at Mylor is also a highly favoured stop off point for people on a fine summers evening. Mylor Harbour offers excellent sailing facilities, and access to the renowned waters of the Carrick Roads, enabling trips across the wonderful Falmouth Bay, or access to the renowned Helford River. Falmouth is five miles away and offers a fantastic range of interesting shops, restaurants and bars as well as wonderful sandy beaches.

DISTANCES

- Ponsanooth 0.7 Miles
- Stithians: 3 Miles
- Devoran: 3.2 Miles
- Falmouth: 5 Miles
- Mylor Harbour 5 Miles
- Truro: 7 Miles
- Helford River at Helford Passage: 7.8 Miles
- St Agnes: 12 Miles
- Newquay Airport: 26 Miles





Towntanna, Ponsanooth, Truro, TR3 7HT

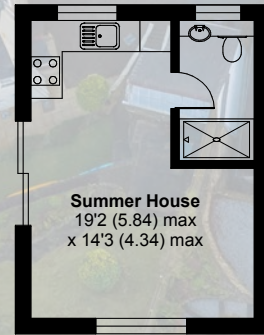
Approximate Area = 2709 sq ft / 251.6 sq m (excludes void)

Garage = 574 sq ft / 53.3 sq m

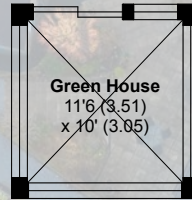
Outbuildings = 517 sq ft / 48 sq m

Total = 3800 sq ft / 353 sq m

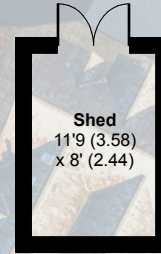
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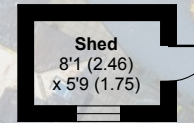
OUTBUILDING 1



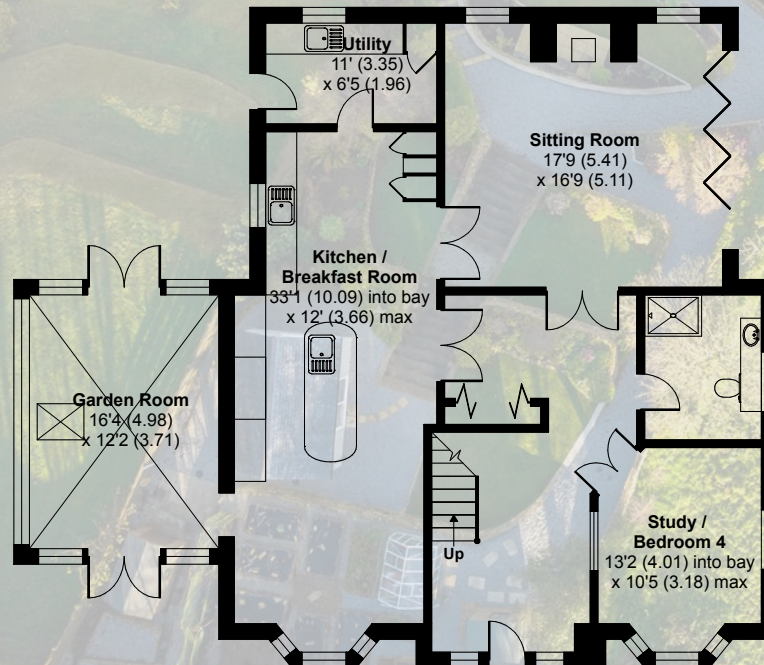
OUTBUILDING 2



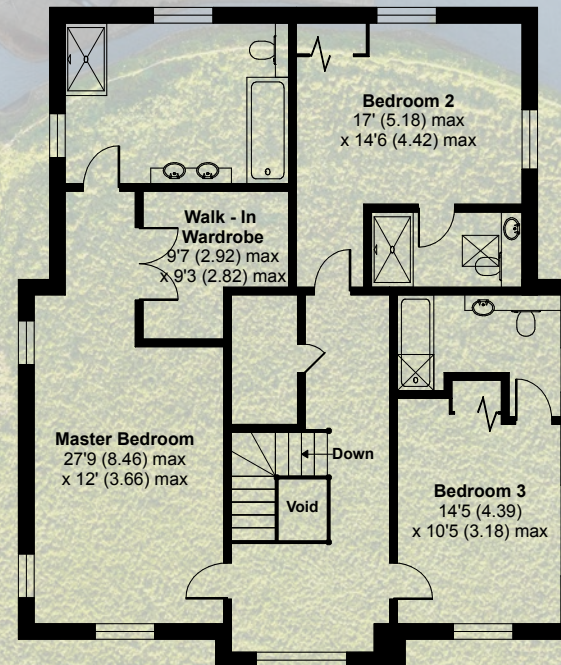
OUTBUILDING 3



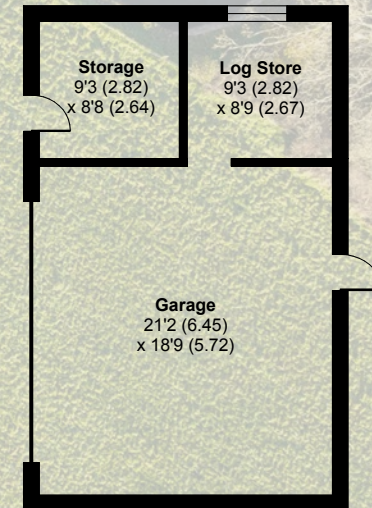
OUTBUILDING 4



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschemcom 2023. Produced for Rohrs and Rowe. REF: 1053507





Mains water, gas & electricity. Private drainage.

Directions: What3words: ///should.bill.deprive

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