



ROHRS & ROWE

**Penmadow
St Clement
Truro
Cornwall
TR1 1SZ**

- Spacious contemporary residence
- Panoramic river views
- Creekside village location
- Master bedroom suite with dressing room
- 2/3 further bedrooms
- Galleried landing
- Attractive kitchen
- 19' x 11'5 Dining room
- Fabulous sitting room
- Drawing room
- Conservatory
- Sun terrace
- Beautiful private gardens
- Double carport
- Courtyard
- EPC E

**ATTRACTIVE AND UNIQUE RESIDENCE SET IN THE HEART OF THE PRETTY VILLAGE OF ST CLEMENT,
WITH PRIVATE GARDENS AND GREAT VIEWS OF THE RIVER.**



PROPERTY

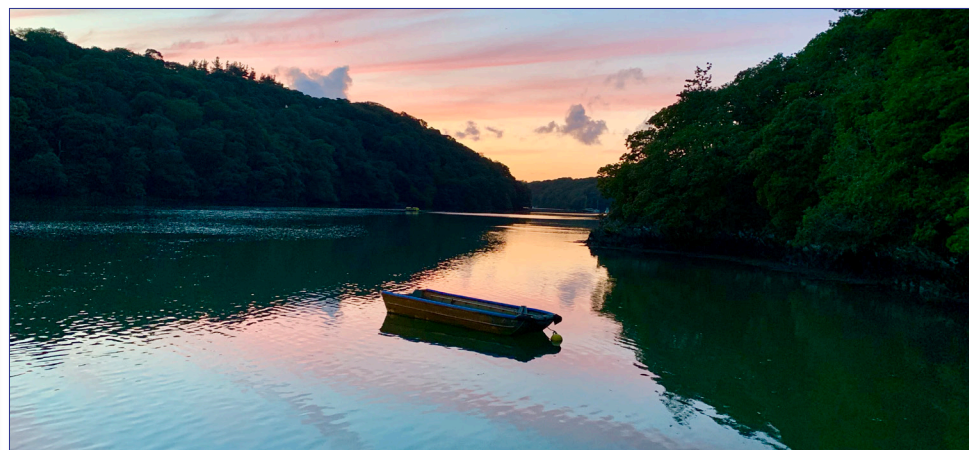
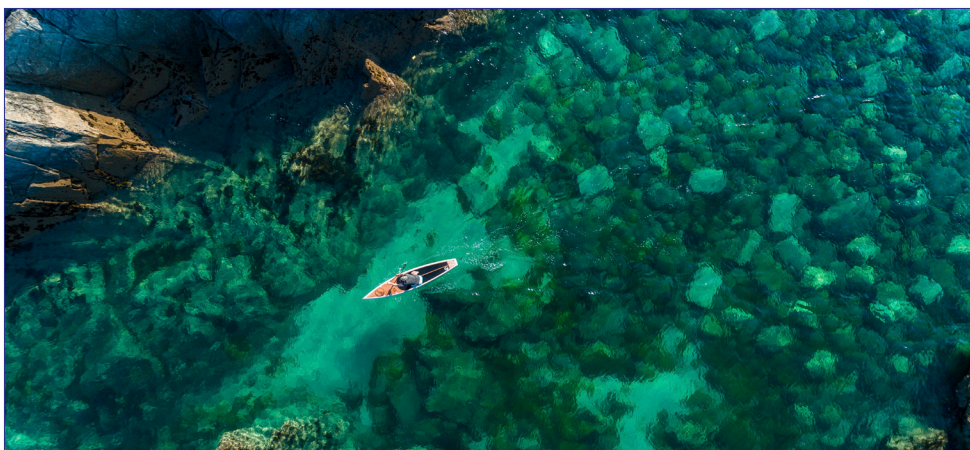
A spacious 3/4 bedroom detached house set in an elevated and peaceful traffic free location, on the easterly edge of the picturesque creekside village of St Clement, enjoying delightful river views and appealing mature gardens.

The house is in need of some updating works, although it has benefitted from high quality replacement windows and a new conservatory in very recent years, it now offers a purchaser a very exciting and rare opportunity to stamp their own print and ideas on a good-sized house that is located in the most beautiful and tranquil location.

An entrance porch opens into a hallway that leads through to the centrally placed and spacious galleryed sitting room, where beautiful views over the Tresillian River are on full display from a full width bay window to the front. The galleryed landing and double height ceiling above create a very bright and airy sensation, which combine with the stunning views to create a unique and memorable feature room to the house. A comfortable drawing room and dining room flank the sitting room and a modern built conservatory is situated on the south westerly aspect, accessed from the drawing room. The kitchen is positioned immediately adjacent to dining room.

Upstairs, the views become even more idyllic. The central galleryed landing area is the perfect spot from which to take in the river views, as well as accessing 3 bedrooms and the bathroom. The principal bedroom suite is located on the eastern side of the house with a very spacious dressing room and en suite bathroom. The dressing room could also be used as a nursery, or with some reconfiguration works, potentially a further separate bedroom. Bedrooms 3 and 4 are located on the opposite side of the galleryed landing and share the family bathroom.

Outside, well established gardens enjoy a high level of privacy and feature a wide sun terrace on the river side of the house, taking in water views. There is parking for several cars and a double car port.



St Mawes



LOCATION

The village of St Clement is an idyllic setting, conveniently located approximately 1.5 miles south east of the city of Truro on the banks of the Tresillian River, a tributary of the River Fal. Designated as an Area of Outstanding Natural Beauty, St Clement is also a site of Specific Scientific Interest. Penmadown enjoys a delightful position within it, having stunning views of the river and where from the nearby river bank you can gain access to the water and enjoy sailing, kayaking, rowing, paddle boarding and other water sports.

The nearby city of Truro offers a great range of shops, schools, sporting facilities and businesses. Transport links include regular trains direct to London Paddington and Newquay Airport is only 20 miles away, with links to London, as well as other locations within the UK and beyond.

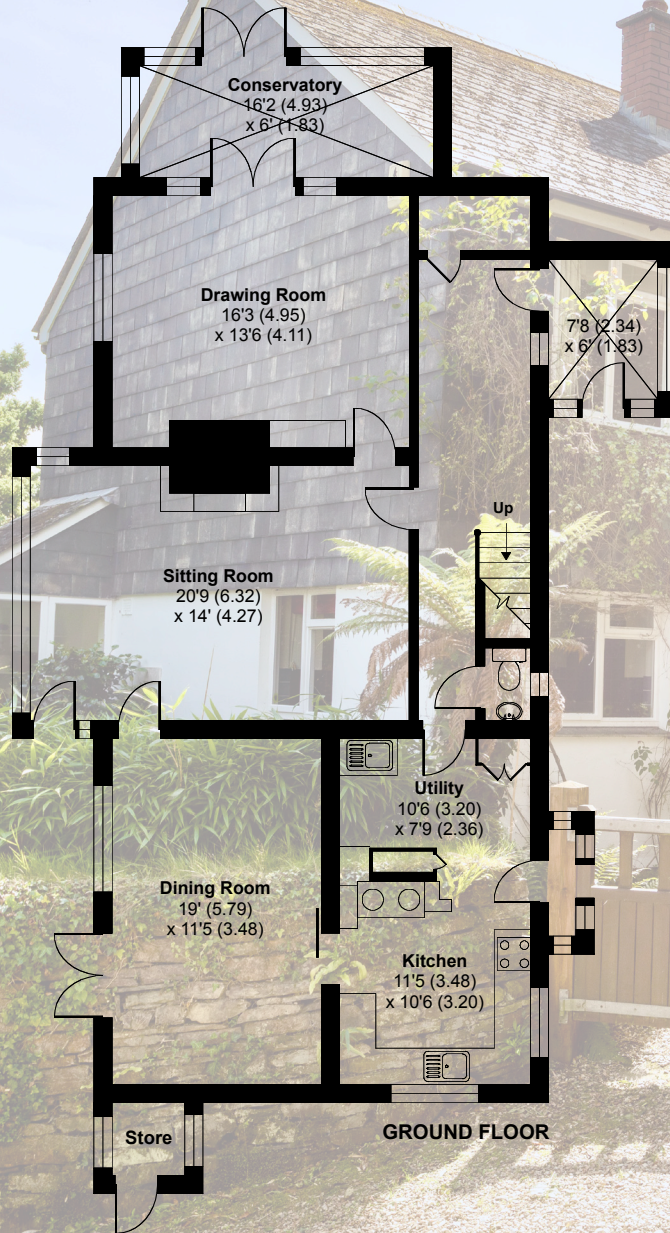
DISTANCES

Riverside walk: 10 Metres • Truro: 1.5 Miles • Malpas: 2 Miles • Trelissick Gardens: 6.5 Miles • Mylor Harbour: 12 Miles • Falmouth: 12 Miles • St Mawes: 18 Miles • Newquay Airport: 20 Miles

Penmadow, St. Clement, Truro, TR1 1SZ

Approximate Area = 2447 sq ft / 227.3 sq m (excludes vaulted area and store)

For identification only - Not to scale





Services: Mains electric, mains water, oil fired central heating, private drainage.

Directions: On entering St Clement proceed towards the waters edge where there is a car park on your right hand side. Continue past and take the last turning on the left. Proceed up this lane and Penmadown is the second property on the left.

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ROHRS & ROWE

TELEPHONE

01872 306 360

EMAIL

Info@RohrsAndRowe.co.uk

WEBSITE

www.RohrsAndRowe.co.uk

