



MAP estate agents
Putting your home on the map

Barras Moor, Perranarworthal, Truro

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Falmouth Town (The Moor) 5 miles | Mylor harbour 5 miles | Truro centre 6.5 miles | Newquay Airport 28 miles | Exeter M5 97 miles
(Distances are approximate)

This large detached cottage is conveniently located for quick access to both Truro and Falmouth and situated on a plot of approximately half an acre.

Main cottage – Kitchen/diner | Lounge | Ground cloakroom | Conservatory | Orangery | Four bedrooms and dressing room | First floor bathroom |
Annexe – Lounge/kitchen/dining room | Bathroom | Gardens to front and rear | Off-road paved parking
Insulated workshop/garage | Dog compound/kennels | Wood store | Tool sheds

Offers in Excess of £550,000
Freehold



Description

Offering significant accommodation and outbuildings! A four/five bedroom cottage with two conservatories and a one bedroom annexe whilst outside is a dog compound/kennels, a wood store, two tool sheds and a generous insulated workshop/garage. The cottage is set within beautiful gardens that extend to approximately half an acre with a private woodland as the backdrop to which the owners have access to, all of this is enclosed by gates and fencing.

The ground floor to the main house has a conservatory, a warm and inviting, characterful lounge with a wood burner, a separate dining room with wood burner and a useful ground floor WC. On the first floor are four bedrooms, a dressing room and a family bathroom. There is a further orangery currently used as an office, ample parking on a block paved driveway and a sizeable garden to the front and rear with a lovely patio having a covered pagoda over. The annexe would be ideal for a dependent relative and offers a hall, an open plan living space with kitchenette and shower room.

Location

The cottage is conveniently located for both Truro and Falmouth with a regular bus service along the A39 and a train station at Perranwell Station across the valley providing travel to both Truro and Falmouth. In addition, there is a school bus

service from the main road, Mylor Bridge and Perranwell Station to the nearby Penryn College Secondary School. Perranwell Station boasts a well renowned Public House serving quality meals, a village community store, pre-school and junior school and the nearby village of Mylor Bridge offers similar facilities and also a dentist and doctors surgery.

Mylor Harbour offers an abundance of water sports and is where triple Olympic gold medallist, Ben Ainslie first learnt to sail! Excellent dining can be enjoyed here at the harbour at Castaways, Café Mylor or indeed at the famous creekside Pandora Inn.

The City of Truro has a good range of main and individual shops, banks and restaurants and a mainline railway that connects further down through Cornwall and up to London Paddington and Newquay Airport is twenty five miles distant providing regular easy access to London. The beautiful coastline town of Falmouth is just over five miles away.

ACCOMMODATION COMPRISES

Double doors opening into:-

CONSERVATORY 14' 10" x 9' 0" (4.52m x 2.74m)

Glass roof with opening windows. Space for seating and laminate flooring. Space for utility appliances with worktop over. Shoe and coat storage. Glazed doors opening to:-

HALLWAY

A spacious hallway with tiled flooring and radiator. Latch and brace door to lounge and cloakroom and two openings to:-

KITCHEN/DINER 21' 7" x 12' 9" (6.57m x 3.88m) maximum overall measurements

KITCHEN AREA

A dual aspect room with double glazed window. Range of wall and



floor mounted units with worktop over incorporating a sink and drainer and tiled surround. Space for cooker with extractor hood above, space for dishwasher and space for fridge/freezer. Spotlighting. Exposed beams and tiled flooring.

DINING AREA

Exposed beams. Wood burner. Stairs to first floor with under stairs storage cupboard. Double doors opening to a large flagstone patio with a covered pagoda. Radiator.

LOUNGE 20' 6" x 10' 6" (6.24m x 3.20m) plus bay windows

Beautiful exposed beams, exposed granite wall. Two bay windows with window seats. Inglenook fireplace with exposed stone housing a wood burner and wood store boxes to the side. Radiator. Inset shelving.

CLOAKROOM

Low level WC and wash hand basin. Floor mounted oil boiler.

FIRST FLOOR LANDING

Loft space (boarded and having electric and ladder). Radiator. Latch and brace doors off to:-

BEDROOM ONE 12' 6" x 9' 6" (3.81m x 2.89m)

Double glazed window, radiator and fitted wardrobe.

BEDROOM TWO 10' 10" x 9' 8" (3.30m x 2.94m)

Double glazed window with wooden sill and radiator. Door to:-

BEDROOM FOUR 9' 8" x 8' 7" (2.94m x 2.61m)

Could be used as a dressing room or ideal as use as a nursery.

Double glazed window to front elevation. Radiator.

BEDROOM THREE 12' 10" x 7' 10" (3.91m x 2.39m)

Double glazed window.

DRESSING ROOM 6' 10" x 6' 7" (2.08m x 2.01m)

'Velux' window.

BATHROOM

Double glazed window. Bath with a power shower over,

vanity wash hand basin with cupboard above and below, low level WC. Shelved airing cupboard housing the immersion tank.

ORANGERY/OFFICE 16' 2" x 9' 2" (4.92m x 2.79m)

Accessed from the patio outside the kitchen/diner. Glazed on two sides and having a glazed roof with double glazed doors and a further door. Wall mounted electric heater.

OUTSIDE FRONT

Timber double gates provide access to the property with low stone walling and fenced surround. Block paviour parking providing space for vehicles. To the rear of the property is a private woodland which the owners of the cottage can walk in

ANNEXE

Double glazed door opening to:-

ANNEXE HALLWAY

Opening through to:-

ANNEXE ENTRANCE VESTIBULE

Further door opening to:-

ANNEXE OPEN PLAN LIVING SPACE 21' 10" x 9' 11" (6.65m x 3.02m) overall measurements

A light and bright space having a triple aspect. The kitchen area having a range of wall mounted cupboards with worktop over incorporating a sink and drainer. Space for washing machine, tumble dryer and space for fridge/freezer. Door opening to:-

ANNEXE SHOWER ROOM

Low level WC, walk-in shower cubicle with high level obscured glazed window and pedestal wash hand basin with tiled surround. Towel rail. Mirrored cabinet.

INSULATED WORKSHOP/GARAGE 19' 4" x 9' 4" (5.89m x 2.84m)

Having electric and heating with three windows to one side and glazed double doors.

DOG COMPOUND/KENNEL

A purpose built structure ideal for dog breeding/kennel or store room.

OUTSIDE WOOD STORE AND TWO TOOL SHEDS

OUTSIDE REAR

As previously mentioned there is a large flagstone patio with a covered pagoda accessed via the dining area.

REAR GARDEN

A delightful generous garden laid mainly to lawn and having an outside tap. On the boundary as previously mentioned is a woodland which the owners of the property have access to walk in.

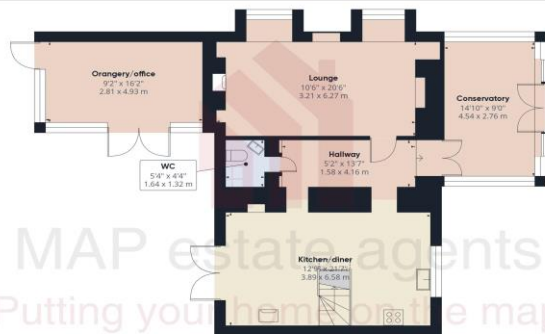
SERVICES

Mains electric, septic drainage, bore hole water. Electric heating and wood burners. **AGENT'S NOTE**

The Council Tax band is band 'C'. **DIRECTIONS**

Following the A39 towards Truro from Treluswell as you go down the hill from Treluswell towards Perranarworthal start slowing as the house is gated and on left hand side opposite the turning to Cornish Garden Nurseries and The Olive Grove. Gates will be open to pull in or drive level to road in layby. If using What3words; statue.radiated.obtain





Ground Floor Building 1



Floor 1 Building 1

Approximate total area¹

1490.26 ft²
138.45 m²

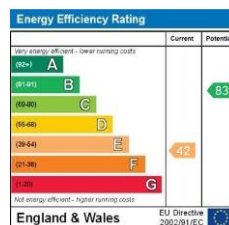
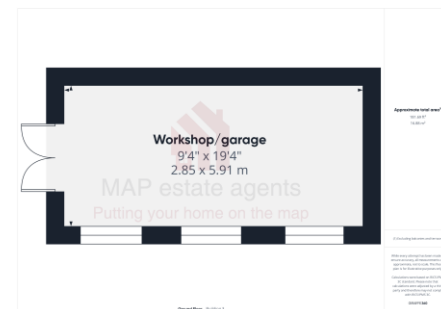
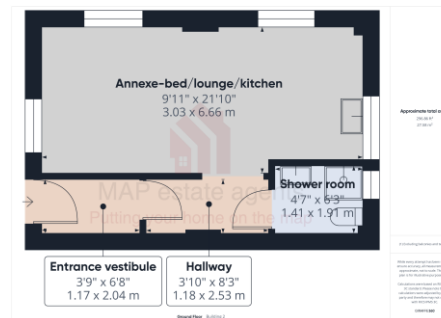
Reduced headroom
3.38 ft²
0.31 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFPE360



MAP's

Top reasons to view this home

- Detached 4/5 bedroom cottage, separate annexe
- Tucked away in Barras Moor, Perranarworthal
- Set on 0.5 acres of beautiful gardens flanked by private woodland
- Two conservatories
- Lovely warm and cosy lounge with wood burner
- Kitchen and separate dining room
- Family bathroom and ground floor cloakroom
- Annexe with open plan living, kitchenette and shower room
- Compound/kennel suitable for dog business
- Workshop, outside tool sheds and wood store

sales@mapestategents.com

www.mapestategents.com

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)
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01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

Gateway Business Park, Barncoose, Cornwall TR15 3RQ

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