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East Crinnis, Par

## East Crinnis Par, St Austell

Par 2 miles | St Austell 3 miles | Fowey 5 miles |  
Newquay Airport 17 | Truro 18 miles | Falmouth 29 miles |  
Plymouth 37 miles (Distances are approximate)

Situated on the outskirts of Par, Pencarrow is a large detached family home offering spacious accommodation arranged over two floors. Having been subject of substantial improvements carried out by the current vendors the property will be an ideal purchase for those looking for a suitable home to accommodate an extended family.

Entrance hallway | Six bedrooms | Shower room | Kitchen  
| Breakfast room | Lounge | Dining room | Bathroom  
Summerhouse - Open plan living area, two rooms, shower  
room | Annexe- Entrance hallway, lounge, conservatory,  
kitchen, two bedrooms | Laundry room

**£750,000 Freehold**



## Property Introduction

An entrance hallway accesses a delightful dining room with open plan design leading through to an extended lounge with double doors leading to a raised veranda overlooking the garden. A modern fitted kitchen has a good range of built in storage cupboards with a breakfast room off as well as access to a rear entrance porch. Additional ground floor accommodation comprises a bathroom, three bedrooms while a staircase ascends to the first floor with three further bedrooms, shower room and access into the loft space which subject to planning consent could offer further accommodation should it be required.

Detached and found to the rear of Pencarrow is a beautifully presented detached bungalow annexe. This has been tastefully decorated and offers modern living comprising of two bedrooms, kitchen, shower room, lounge and conservatory with an adjoining laundry room for the use of both properties. One of the many features Pencarrow can offer is a feeling of space which extends to the outside with generous driveway parking for several vehicles and access to a car port with adjoining workshop.

The gardens are laid mainly to lawn being enclosed with a recently erected fence and also accommodates a summerhouse which would be ideal for family and friends.

Overall Pencarrow is a unique property offering a versatile comfortable living experience for those buyers who seek a spacious property with the option to accommodate older relatives who can enjoy their own independence in the bungalow.

## Location

Par is located close to the historic market town of St Austell as well as the quaint town of Fowey known as the home to the late author Daphne du Maurier. Fowey is set in an area of outstanding beauty with its pretty harbour and is popular for sailing and other water sports. The

historic fishing port of Charlestown is also nearby which has over the years been utilised on many period dramas and feature films with its attractive traditional Cornish cottages, cobbled streets and harbour. The cathedral city of Truro is approximately 15 miles distant this being the main centre in Cornwall for business and commerce with a good variety of national chains as well as independent shops and is also home to the hall for Cornwall.

### ACCOMMODATION COMPRISES ENTRANCE HALLWAY

Doorway to exterior, staircase to first floor, radiator. Access to:-

**BEDROOM ONE 12' 4" x 10' 8" (3.76m x 3.25m)**

Double glazed window to front elevation, radiator.

**BEDROOM TWO 10' 6" x 9' 7" (3.20m x 2.92m)**

Double glazed window, radiator.

**BEDROOM THREE 9' 10" x 7' 9" (2.99m x 2.36m)**

Double glazed window to side elevation, radiator.

### BATHROOM

Double glazed window to rear elevation. A modern walk-in shower, WC with concealed system, oval wash hand basin with drawer under and panelled bath. Heated towel rail, double mirror wall cabinet, shaver point and tiled walls.

**KITCHEN 17' 3" x 12' 1" (5.25m x 3.68m) maximum measurements**

Double glazed window to rear elevation, one and a quarter sink unit with mixer tap, a good range of base and wall mounted storage cupboards with a three drawer storage unit. Centre island with further storage cupboards, pendant lighting over, plumbing for automatic washing machine, tiled floor, plumbing for dishwasher, recess for fridge, tiled walls, LPG chef master electric oven, radiator. Open plan access through to:-

**DINING AREA 13' 10" x 9' 2" (4.21m x 2.79m)**

Double glazed window to rear elevation, radiator.

### REAR ENTRANCE

Double glazed doors to exterior, double glazed window, box electric meters.

**LOUNGE 14' 3" x 13' 10" (4.34m x 4.21m)**

**PLUS 13' 10" x 5' 2" (4.21m x 1.57m)**

Two radiators, wall light point, double glazed doors leading out onto veranda. Open planned access though to:-

**DINING ROOM 16' 5" x 12' 1" (5.00m x 3.68m)**

Double glazed window to front elevation, radiator, two wall light points.

### FIRST FLOOR LANDING

Access to:-



**BEDROOM FOUR 10' 7" x 9' 6" (3.22m x 2.89m) Reduced headroom to one side**

Double glazed window to side elevation, radiator.

**BEDROOM FIVE 9' 6" x 8' 9" (2.89m x 2.66m)**

Double glazed window to rear elevation, radiator, built in double wardrobe.

**BEDROOM SIX 13' 3" x 8' 10" (4.04m x 2.69m)**

Double glazed window to rear elevation, radiator, built in double wardrobe.

**SHOWER ROOM**

Double glazed window to rear elevation, pedestal wash hand basin, close coupled WC, shower cubicle.

**LOFT ROOM (not measured)**

With boiler and shelving with access through to further extensive space which, subject to necessary planning being granted, could be utilised for additional accommodation.

**EXTERIOR**

Immediately to the front of the property is an extensive area for parking for several vehicles and caravan which has access to a generous size car port with light and power connected along with hot water, double doors leading through to a large workshop again with power connected, a variety of storage cupboards, this could be utilised for numerous uses. Immediately to the front of the property is a raised balcony with walkway giving access via double doors to the lounge. The front garden has an extensive lawn with a useful storage shed being enclosed with fencing and access to a useful summerhouse briefly comprises of:-

**SUMMERHOUSE**

**SUMMERHOUSE LIVING AREA 19' 1" x 17' 6" (5.81m x 5.33m)**

With double glazed doors to exterior, two double glazed windows, two inferred wall mounted picture heaters, single stainless steel sink unit with mixer tap, base storage cupboard with drawers over, space for cooker and fridge, cupboard with boiler.

**SUMMERHOUSE ROOM ONE 9' 10" x 8' 7" (2.99m x 2.61m)**

One double glazed window with picture wall heater.

**SUMMERHOUSE ROOM TWO 9' 10" x 8' 7" (2.99m x 2.61m)**

Double glazed window, feature picture wall heater.

**SUMMERHOUSE SHOWER ROOM**

Double glazed window to rear elevation, walk in shower, close coupled WC, pedestal wash hand basin with splash back, extractor fan, tiled floor, chrome heated towel rail.

**DETACHED BUNGALOW/ANNEXE**

**ANNEXE-ENTRANCE HALLWAY**

With radiator, access through to:-

**ANNEXE-LOUNGE 17' 4" x 9' 8" (5.28m x 2.94m)**

Double glazed window, radiator, double doors to:-

**ANNEXE-CONSERVATORY 12' 1" x 12' 0" (3.68m x 3.65m)**

With two radiators, double glazed windows and double glazed door.

**ANNEXE-KITCHEN 8' 2" x 7' 1" (2.49m x 2.16m)**

Double glazed window and doorway, single stainless steel sink unit, a range of base and wall mounted storage cupboards, double oven, hob, extractor hood and tiled floor.

**ANNEXE-BEDROOM ONE 10' 0" x 6' 3" (3.05m x 1.90m)**

Double glazed window, radiator.

**ANNEXE-BEDROOM TWO 9' 6" x 7' 0" (2.89m x 2.13m)**

Double glazed window to rear elevation, radiator, fitted double wardrobe with mirrored built in storage cupboards.

**ANNEXE-SHOWER ROOM**

Double glazed window, storage cupboard with boiler, close coupled WC, walk in shower, pedestal wash hand basin and radiator.

**ANNEXE-UTILITY ROOM 17' 4" x 8' 10" (5.28m x 2.69m)**

Double glazed door and windows this being currently used by both properties.

**SERVICES**

Private drainage, mains water and electric. LPG gas tank.

**AGENT'S NOTE**

The Council Tax band for the main property is band 'E'. The Council Tax band for the annexe is band 'A'. Please note, a new combination boiler has been installed April 2025.

**DIRECTIONS**

Proceeding along the A3082 Par Moor Road, take the first left after Biscovey Road proceeding along where the property is situated on the left hand side where a MAP for sale board has been erected for identification purposes. If using What3Words optimists.intervene.laugh





Ground Floor Building 1



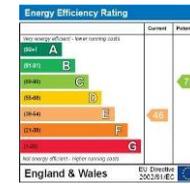
Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



Approximate total area<sup>1)</sup>

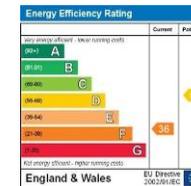
3058.03 ft<sup>2</sup>  
284.1 m<sup>2</sup>

Balconies and terraces

470.17 ft<sup>2</sup>  
43.68 m<sup>2</sup>

Reduced headroom

35.82 ft<sup>2</sup>  
3.32 m<sup>2</sup>



(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 are based on RICS IPMS 3C standard.

GIRAFFE360



MAP's  
Top reasons to  
view this home

- A large detached family home
- Six bedrooms
- Fitted kitchen plus breakfast room
- Open plan contemporary lounge and dining room
- Bathroom and shower room
- LPG heating plus double glazed windows and doors
- Additional detached bungalow/annexe
- Garden with summerhouse
- Car port plus additional driveway parking and space for caravan

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

01326 702400 (Helston & Lizard Peninsula)  
01736 322400 (Penzance & surrounds)

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