



Fiveways House

Ponsanooth



Fiveways House

Ponsanooth, Truro, Cornwall, TR3 7JQ

Enjoying a highly convenient location between the villages of Ponsanooth, Perranwell Station and Stithians, this impressive and spacious home, superbly designed with over 4,500 sq ft of very flexible accommodation arranged over four floors, is set within private and level gardens of around an acre.



The location

This superb property enjoys a convenient location between the villages of Ponsanooth, Perranwell Station and Stithians. Nearby Kennall Vale Nature Reserve offers picturesque woodland and meandering streams where the ruins of historic mills have been charmingly preserved.

Ponsanooth features a well-regarded primary school, a convenient local shop, and its own brewery, adding to the village's unique character.

Stithians provides a wider range of amenities, including a primary school, convenience store and Post Office, church, medical practice, and various sports and social clubs. Nearby Stithians Lake is a popular destination for outdoor enthusiasts, offering walking trails as well as opportunities for sailing, windsurfing, kayaking, paddleboarding, rowing and wing foiling.

Perranwell Station boasts a primary school, cricket and football clubs, a local shop, and a welcoming pub. The village also benefits from a branchline railway station providing connections to both Truro and Falmouth, ensuring easy access to nearby towns and further transport links.

The property

- A substantial, detached and uniquely designed home offering flexible and versatile accommodation
- Set within level grounds and accessed via a private gated driveway with additional entry points

Ground Floor

- Reception porch leading into a central hallway with a turning Brazilian mahogany staircase
- Living room featuring a granite fireplace with multi-fuel stove, large bay window and French doors to the front terrace and south facing gardens
- Spacious double aspect kitchen/breakfast room with an extensive range of fitted units, central island and peninsula breakfast bar, complemented by a dining area with a bay window overlooking the gardens
- Large utility room with a separate WC and access to the gardens
- Well-proportioned double aspect dining room
- Separate study with independent external access
- Cloakroom/WC and access to the integral garage with stairs leading down to a basement gym/leisure room

First Floor

- Double aspect master bedroom suite featuring a bay window enjoying southerly garden views, a dressing room and en suite bathroom
- Two additional double bedrooms, each with en suite bathrooms
- Two further double bedrooms served by a spacious family bathroom
- Self-contained studio suite incorporating a living/day room, bedroom and bathroom

Second Floor

- Attic suite with a day room, bedroom and en suite shower room
- Large walk-in store room





Gardens, Garage & Parking

- Long tree-lined private driveway leading to a spacious parking area
- Integral garage with a double-door entrance from the driveway and an additional single garage door at the rear
- Second detached double garage/workshop /store room
- Well maintained gardens extending around an acre
- Full-width terrace overlooking the front lawns accessed from the sitting room
- Rear gardens featuring a charming stone-built outbuilding surrounded by extensive level lawns and a feature well
- Alternative access point off the main driveway onto the A393
- Lapsed planning approval for a separate indoor pool/sunroom complex

Agent's note

There would also be an opportunity to purchase the adjacent business park, Fiveways Business Units, by separate negotiation.

What 3 Words /// charmingly.forgiving.fermented

Distances

Ponsanoth (village stores) – 0.5;
 Perranwell Station (The Royal Oak) – 1.5; Stithians – 1.7;
 University of Exeter (Penryn campus) – 2.9; Stithians Lake – 3.8;
 Falmouth 5.5 miles; Trelissick gardens – 5.8;
 Mylor Yacht Harbour – 6.2; Truro 7.3; Chapel Porth – 10.7;
 Cornwall Airport – 26.2

(All distances are approximate and in miles)

Tenure, services and material information

Freehold. Mains electric, water and gas. Private drainage. Gas central heating. Broadband: Fibre to Cabinet is available (Source: Council Tax: band G

Directions

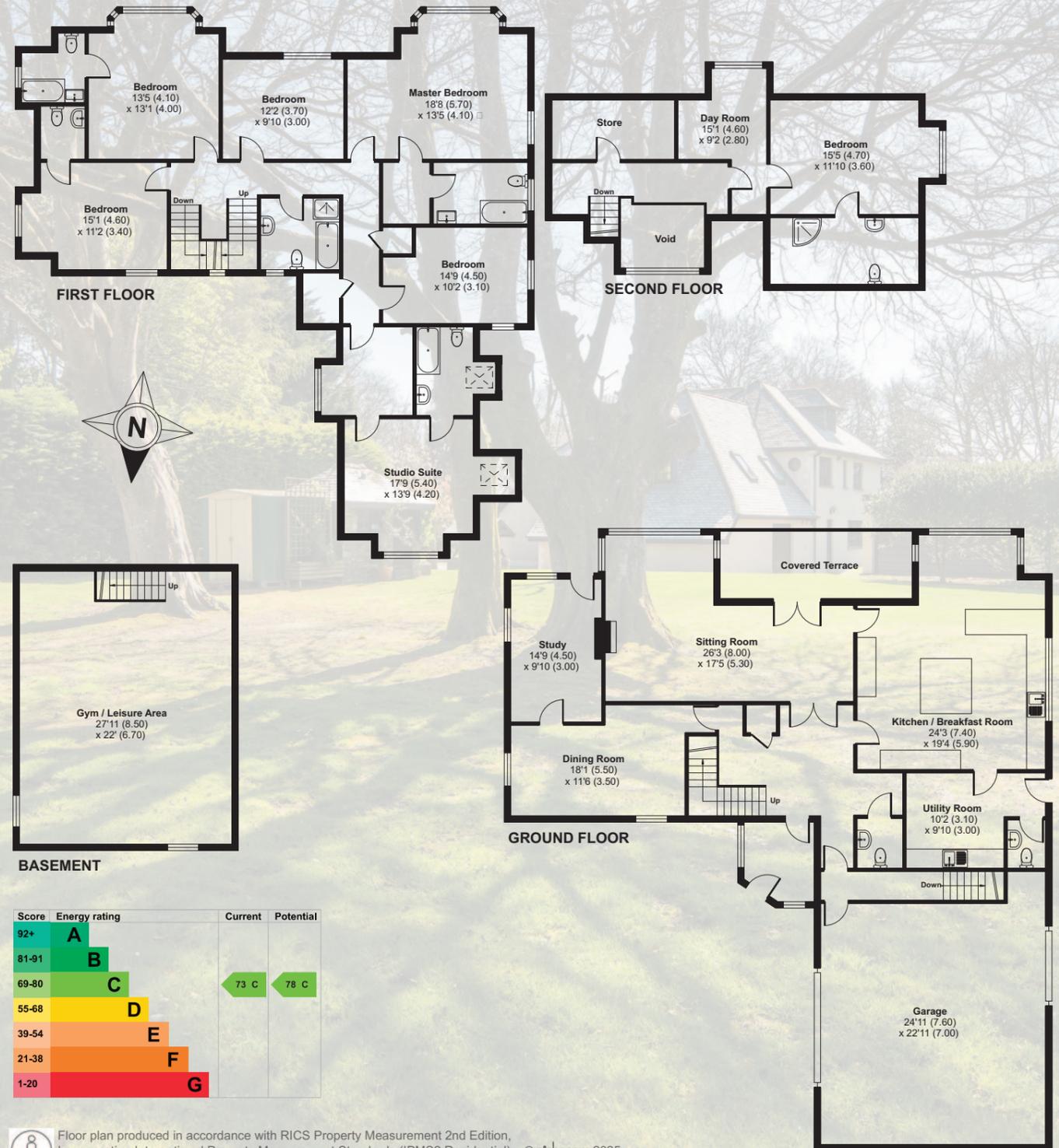
From Treluswell Roundabout, take the A393 signposted to Ponsanoth and Redruth. Proceed through the village of Ponsanoth. At Pelean Crossroads, sign posted 'Stithians 1½' turn left and the gate to Fiveways House is immediately on the right.

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Main House = 4559 sq ft / 423.5 sq m (excludes void)

Total = 5153 sq ft / 478.7 sq m (includes garage)

For identification only - Not to scale



FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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