



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10301

Offers around £795,000

Perran Wood,
7 Goonvrea, Perranarworthal, Truro, Cornwall, TR3 7PN

FREEHOLD



An impressive, impeccably maintained 4 double bedrooomed, detached family house in a delightful, tranquil sylvan setting towards the end of a private no-through road in one of Cornwall's most desirable villages. Occupying a generous plot with delightful south facing walled gardens, additionally with the use of 9 acres of private woodland between Truro and Falmouth and close to the sailing waters of the Fal Estuary.



SUMMARY OF ACCOMMODATION – In all, around 2,228sq.ft.

Ground Floor Double height reception hall, living room, dining room, kitchen, study, cloakroom/wc.

First Floor Galleried landing, principal bedroom with en-suite shower room, 3 further double bedrooms, family bathroom.

Outside Delightful south facing walled gardens, integral double garage and ample additional driveway parking.

**DESCRIPTION**

Perran Wood represents an incredibly rare opportunity to acquire one of a small number of highly impressive houses, built in 1990 in the grounds of the original Goonvrea Manor and set amidst beautiful estate woodlands on the edge of the popular villages of Perranwell Station and Perranarworthal.

No. 7 is situated where the previous kitchen garden used to be for Goonvrea Manor, with the house sitting centrally within its walled garden plot, benefitting from sylvan outlooks from virtually all windows.

No. 7 is set just off of the private no-through road and therefore benefits from complete peace and tranquillity with only two houses using the lane beyond No. 7.

The house is impeccably kept and maintained over the years and provides generous accommodation with four double bedrooms, two bathrooms, a study, large dual aspect living room, dining room and kitchen.

As you enter the house through the front entrance door, you enter into a double height reception hall, a beautiful, light entrance to the house with a statement turning staircase rising to a galleried landing in front of you. Off of the reception hall is the dual aspect living room, a lovely bright room with delightful outlook over the well maintained, profusely stocked south facing walled gardens. Steps from the living room lead to the dining room. The ground floor is completed by the kitchen, a study and wc.

At first floor level there are four double bedrooms and the family bathroom.

Externally, there is an integral double garage, ample driveway parking, a raised lawn front garden with mature quince tree, whilst to the rear are profusely stocked south facing walled gardens with a broad patio and tiered areas of levelled lawn, all of which is enclosed by handsome exposed stone walling and houses a number of specimen shrubs and plants.

A private pedestrian gate to the rear of the walled garden opens into 9 acres of mature woodland, perfect for dog walks or exploring with children/grandchildren. The original Goonvrea Estate was a large country house and all owners at Goonvrea contribute to a service charge of around £500 per annum (paid quarterly), which pays for the maintenance of the driveway to the house and the management of the beautiful, unspoilt private woodland which is a delightful amenity for the Goonvrea houses to enjoy.

LOCATION

Goonvrea is located on the edge of the village of Perranarworthal and is a private, secluded and highly desirable no-through road set within the grounds of the original manor house. The original Goonvrea House was destroyed by fire but the former coach house and stable block remain and were converted into four homes. The approach to Goonvrea is over an impressive sweeping tarmac driveway which rises to a number of individual homes.

Perranarworthal as a village is particularly sought after due to its convenient location almost equidistant between Truro and Falmouth, with the iconic Norway Inn pub which provides excellent food and drinks all year round, providing an excellent hub to the local community. In addition, the nearby village of Perranwell Station which is walking distance away offers an excellent range of amenities including a village store/post office, public house and well regarded junior school. There is a railway station from Perranwell linking Falmouth to Truro which connects to the main Penzance to London Paddington line.

The highly regarded Carrick Roads (Fal Estuary) provide some of the finest day sailing waters anywhere in the country and are located close by with a number of marinas, public slipways and over wintering spots at Mylor harbour, Loe beach and Falmouth.

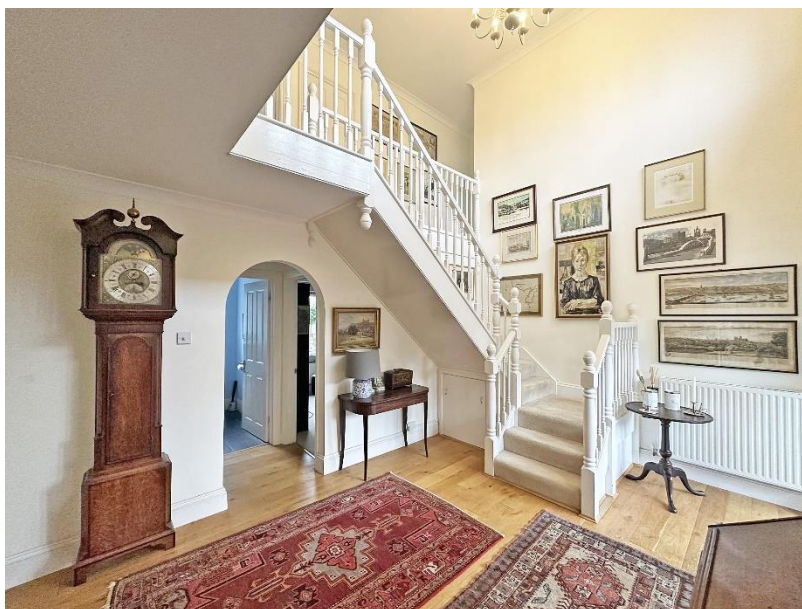
The town of Falmouth is approximately 6 miles distant and needs no introduction and has been voted one of the best places to live in the United Kingdom. It has an excellent range of entertainment facilities, restaurants and a selection of lovely safe swimming beaches.

The cathedral city of Truro is regarded as Cornwall's capital and is about 10 minutes' drive away and is Cornwall's administrative, retailing and educational centre. For golfing enthusiasts there are courses at Truro, Falmouth and Tehidy with a multitude of other sporting clubs and facilities within a few minutes' drive.

THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)

Accessed via a glazed uPVC door from the driveway with glazed side returns into a double height:-

RECEPTION HALL – 15'4" x 10'10" With turning staircase from ground floor level, engineered timber flooring, two wall mounted double radiators, understairs storage cupboard, doors through to living room and dining room and archway to the study, wc and kitchen.



LIVING ROOM – 18' x 16'6" Slate steps lead down from the reception hall to the living room, with double vaulted ceiling height, a beautifully light dual aspect room with double glazed hardwood windows to the front elevation and full height, broad sliding uPVC double glazed doors to the rear with a beautiful outlook over the walled gardens. Inset woodburning stove with a slate hearth and painted brick surround, slate steps lead up through an archway to:-



DINING ROOM – 12'7" x 11' With engineered timber flooring, coved ceiling, wall mounted radiator, broad double glazed uPVC sliding doors to the rear opening onto a raised patio

with views over the immaculately landscaped, profusely stocked walled gardens. Doorway returning to a reception hall and archway leading through to:-

KITCHEN – 16'3" x 10'5" With tiled flooring, coved ceiling, a range of worksurfaces with tiled splashbacks, matt finished cupboards and drawers beneath and additional wall mounted cupboards above, integrated appliances include Zanussi double mid level oven, Hotpoint four ring ceramic hob with stainless steel splashback and Bosch extractor hood above, 1½ bowl stainless steel sink with side drainer and hot and cold mixer tap, space for dishwasher, space for washing machine and integrated full height fridge/freezer, hardwood double glazed window to the rear elevation with a pleasant outlook over the walled gardens, double glazed uPVC casement door to the side leading out onto the side pathway.



STUDY – 10'7" x 8'4" With a coved ceiling, wall mounted radiator, double glazed hardwood windows to the rear elevation.

WC Tiled flooring, low flush wc, mounted wash hand basin with hot and cold mixer tap, coved ceiling, obscure double glazed window.

Accessed via a turning staircase from the reception hall with timber balustrades and spindles opening onto a beautifully light:-

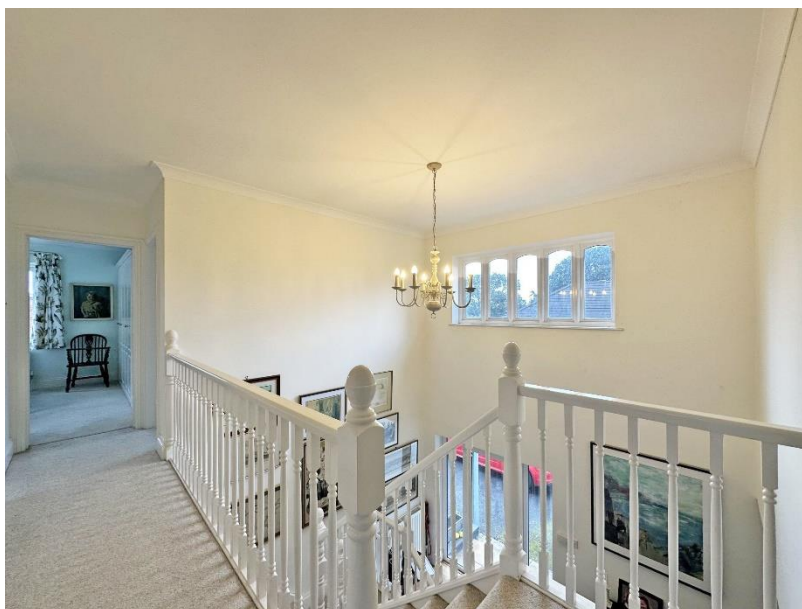
FIRST FLOOR

GALLERIED LANDING With an outlook over the reception hall below and high level hardwood double glazed windows providing an abundance of natural light affording a

pleasant sylvan outlook as well. Wall mounted radiator, coved ceiling, airing cupboard with hot water tank, central heating control. Doors to bedrooms 1 through to 4 and the family bathroom.

PRINCIPAL BEDROOM – 15'3" x 13'2" maximum measurements taken

A beautifully light dual aspect room with hardwood double glazed windows to the side and rear elevations with a coved ceiling, wall mounted radiator, nearly a whole wall of built-in wardrobes with shelving and hanging space. Door opening into:-



EN-SUITE SHOWER ROOM Tiled flooring and full height tiled walls, low flush wc, mounted wash hand basin with hot and cold mixer tap on a porcelain plinth with towel rail, tiled splashback and wall mounted back lit mirror above, corner shower unit with Aquatronic electric shower above, tiled surround and sliding glass doors, heated towel rail, medicine cupboard, obscure double glazed window to the side elevation, coved ceiling.

BEDROOM 2 – 14'5" x 12'7" Another dual aspect room with hardwood double glazed windows to the rear and side elevations,



coved ceiling, wall mounted radiator, extensive built-in wardrobing with shelving and hanging space.

BEDROOM 3 – 15'2" x 11'8"

Another dual aspect room with hardwood double glazed windows to the front and side elevations with a pleasant sylvan outlook, coved ceiling, wall mounted radiator.

BEDROOM 4 – 16' x 10'9"

Coved ceiling, wall mounted radiator, hardwood double glazed window to the rear elevation with views over the walled gardens.



FAMILY BATHROOM Tiled flooring and partially tiled walls,

low flush wc, mounted wash hand basin with hot and cold mixer tap with vanity cupboards and drawers beneath, tiled splashback, wall mounted mirror with downlighters above and further vanity cupboards. Panelled bath with hot and cold mixer tap and shower attachment, tiled surround, coved ceiling, loft access and obscure double glazed window.

OUTSIDE

INTEGRAL DOUBLE GARAGE – 22'4" x 15'1" With electric up and over garage door, lighting, power and plumbing with space for tumble dryer, wall mounted Worcester gas central heating boiler, hardwood double glazed window to the rear elevation, half glazed pedestrian door opening into the gardens.



Part of the appeal of Goonvrea is the tranquil private estate setting in which these quality family homes sit. There is a large tarmacadam driveway with additional shingle parking accessed from the private road providing parking for 5 or 6 vehicles. There is a raised area of lawn to the front housing a mature quince tree, all of which is complemented by the high red brick wall that borders the private road on the other side. Pedestrian gateways lead to either side of the property to the rest of the gardens.

To the side of the property accessed via a pedestrian gateway from the driveway, or via the kitchen/garage is a broad paved pathway with a log store and raised flowerbeds to all of which is enclosed by timber fencing. This opens into a delightful, utterly tranquil and private walled garden, formerly the kitchen garden for the Goonvrea Estate and still comprising of a number of specimen plants, shrubs and trees. There is a broad stone paved patio to the immediate exterior of the property which is raised above the rest of the garden with some granite steps leading down to the rest – two tiers of level lawn, all of which is enclosed by handsome exposed stone walling and timber fencing for complete privacy. There is a further stone paved patio in the lower level and a pathway that connects to a pedestrian wrought iron gate within the wall to the rear of the garden that allows access to the rest of the Goonvrea Estate and its 9 acres of communal woodland that is shared by the residents. There are tree palms, tree ferns and a number of other specimen shrubs and plants in the garden, all of which has been planted to allow for colour all year round, a truly special space with a feeling of complete privacy and tranquillity.



GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR3 7PN.

SERVICES Mains water, drainage, electricity and gas.

COUNCIL TAX BAND F (see www.mycounciltax.org.uk).

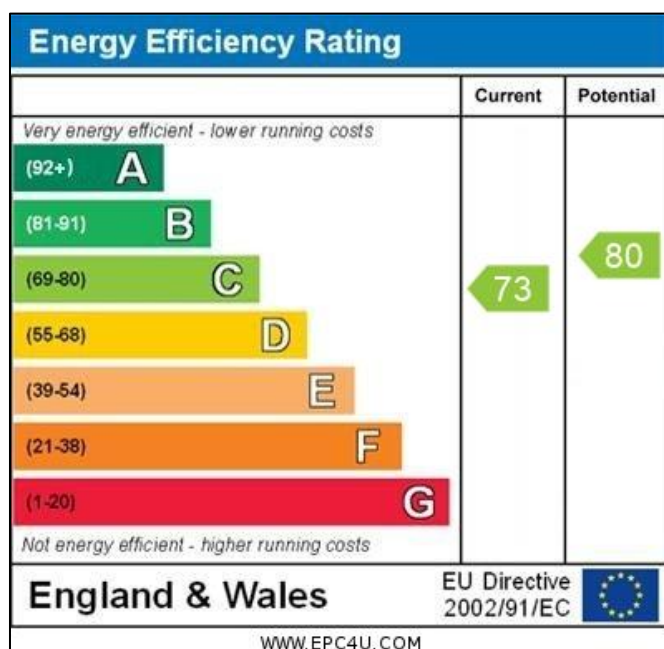
DIRECTIONS From Truro take the A39 heading towards Falmouth, continue through Perranarworthal passing The Norway Inn pub on your right hand side. The discreet entrance to Goonvrea is few hundred yards beyond the pub past the right hand turning to Cove Hill, Perranwell Station. There is a sign to the entrance of the estate reading Goonvrea, once turning in, take the private road up to the top of the estate, No. 7 is the third to last house on the left hand side.

AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



Not to scale – for identification purposes only.

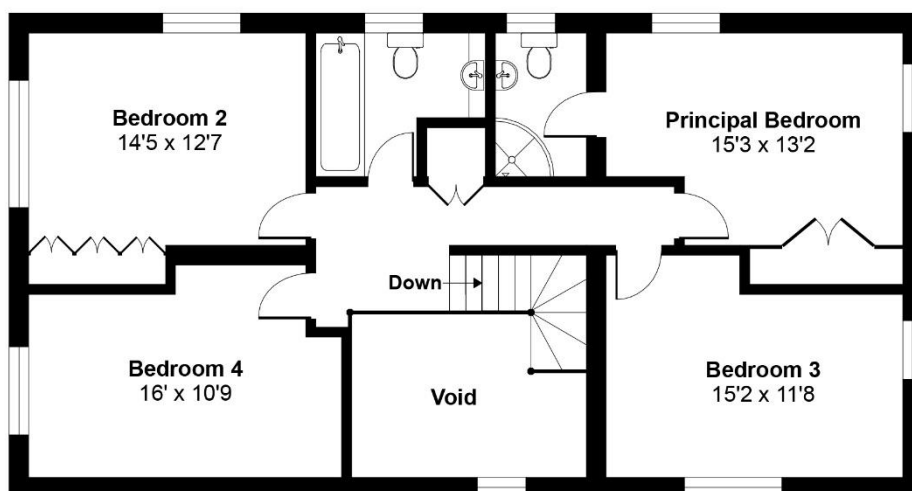
Goonvrea, Perranarworthal, Truro

Approximate Area = 1885 sq ft / 175.1 sq m (excludes void)

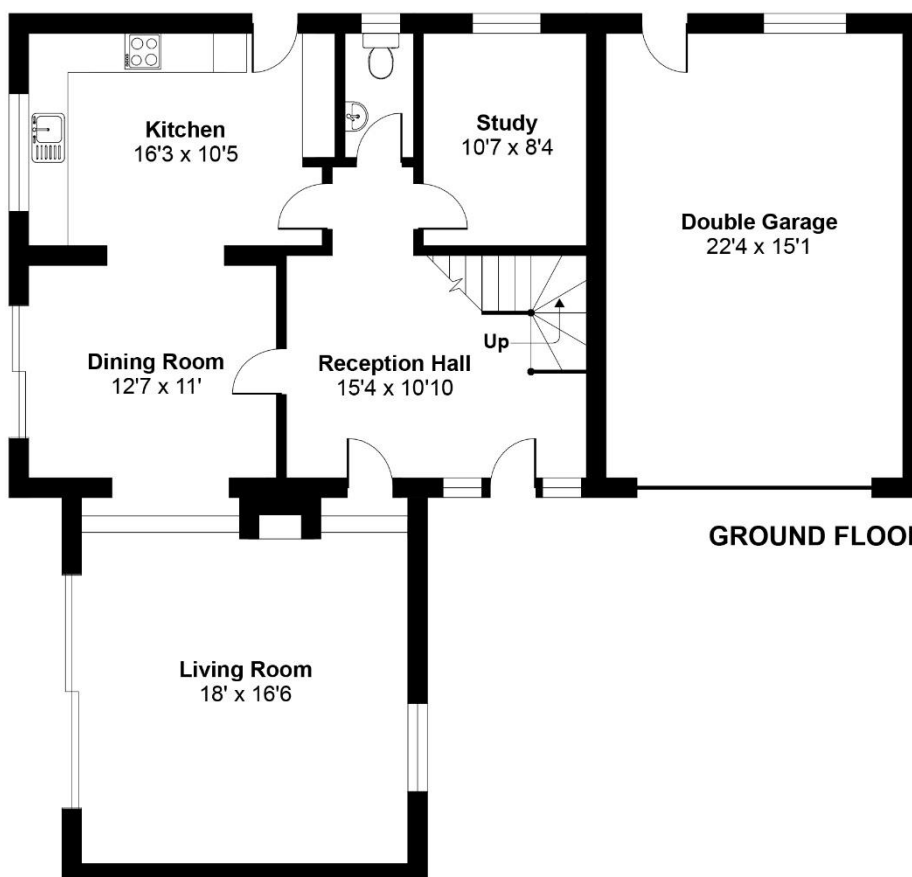
Garage = 343 sq ft / 31.9 sq m

Total = 2228 sq ft / 207 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced for Lillcrap Chilcott. REF: 1198100

