



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10428

Guide £400,000

Perran Wharf Cottage,
Perranarworthal, Truro, Cornwall, TR3 7NY

FREEHOLD



Occupying a highly convenient location, almost equidistant between the cathedral city of Truro and the harbour town of Falmouth, a beautifully presented, recently refurbished 3 double bedroomed detached Grade II Listed cottage with many character features throughout, driveway parking and tiered gardens.



SUMMARY OF ACCOMMODATION

Ground Floor Entrance hall, shower room, open-plan living/dining room, kitchen/breakfast room.

First Floor Part galleried landing, 3 double bedrooms, family bath/shower room.

Outside Gravel laid parking area for 2 vehicles, lower courtyard garden. Steps lead up to the upper tier of garden.

DESCRIPTION

Perran Wharf Cottage is found in a highly convenient position, almost equidistant between the cathedral city of Truro and harbourside town of Falmouth. The highly attractive, recently refurbished stone fronted cottage will no doubt be recognised by many local passersby. The cottage has been extensively renovated throughout our client's ownership with painstaking attention to detail ensuring the three double bed roomed cottage is presented in exquisite order, highly specified throughout whilst also benefitting from a number of features of character.

The property is accessed predominantly by the side entrance door, which opens into an entrance hallway. Off the entrance hallway is a beautifully appointed shower room, whilst a doorway also provides access to the open-plan living/dining room. The living/dining room has an exposed beam ceiling and large painted stone fireplace with inset woodburning stove, there is also a Cornish stove for decorative purposes whilst multi pane sash windows provide an abundance of natural light from the front elevation. A secondary entrance door opens to the front of the property and a staircase leads to the first floor. Elsewhere at ground floor level is the recently fitted kitchen/breakfast room, a beautifully appointed room with a range of worksurfaces, Belfast style sink, double range style cooker with tiled splashback, part vaulted ceiling with Velux rooflights and a protruding kitchen island with cantilevered seating.

At first floor level, the staircase opens to a galleried landing, from which you will access the three double bedrooms, all with exposed beamed ceilings or vaulted ceilings and en-suite facilities, and the family bath/shower room with a fitted four piece suite with low flush wc, wash hand basin, standalone clawfoot bath and double shower unit.

Externally, there is a gravel land parking area with space for two vehicles with steps down to a courtyard garden. From the courtyard garden steps lead up to the upper tier of garden, which has a beautiful sylvan backdrop.

LOCATION

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 for the local community. In addition, the nearby village of Perranwell Station, which is within walking distance, offers an excellent range of amenities including a village community store, public house and well

regarded junior school. There is a branch railway station at Perranwell Station linking to the Falmouth to Truro line which connects to the Penzance to London Paddington line.

The highly Carrick Roads (Fal Estuary) provides 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 distance 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, is about a 10 minute drive away and is Cornwall's administrative, retail and educational centre. For golfing enthusiasts there are courses at Truro, Falmouth and Tehidy, and a multitude of other sporting clubs and facilities within a few minutes' drive.

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

A stable style timber entrance door opens into:-

ENTRANCE HALL Exposed beamed ceiling, flagged stone slate flooring, wall mounted radiator, high level cupboards housing RCD fuseboard, sliding timber door to shower room (see below). Door to:-

OPEN-PLAN LIVING / DINING ROOM – 18'5" x 14' Traditional timber boarded flooring and exposed beamed ceiling, two sets of broad multi pane sash windows to the front elevation, original timber entrance door with granite threshold, two wall mounted tubular radiators, original feature wrought iron Cornish stove which is now decorative, understairs storage, inset woodburning stove with a slate hearth, painted stone surround and lintel over. Staircase rising to first floor level. Door to:-





KITCHEN / BREAKFAST ROOM –

17'6" x 9'3" Engineered timber flooring, ceiling downlights, range of timber worksurfaces with tiled splashbacks, matt finished cupboards and drawers beneath and wall mounted cupboards above for storage. Integrated appliances include sunken Belfast style sink with hot and cold mixer tap, Belling range with three warming drawers and a seven ring gas hob above with tiled splashback and extractor hood over, space for fridge freezer, RCD fuseboard, space and plumbing for washing machine. Kitchen island with under counter seating, wine storage and storage cupboards. Two Velux rooflights, part vaulted ceiling, wall mounted radiator, multi pane sash window to the front elevation.



SHOWER ROOM Laminate flooring, low flush wc, mounted wash hand basin and hot and cold mixer tap, tiled splashback and vanity cupboards beneath, corner shower unit with shower above, tiled surround and glass door, electric heated towel railed, exposed beamed ceiling, two multi pane sash windows to the front and side elevations.



FIRST FLOOR

GALLERIED LANDING Approached via a staircase from ground floor level with timber balustrades and spindles, traditional timber boarded flooring, exposed beamed ceiling, loft access, air ventilation system, doors to bedrooms and family bath/shower room.



BEDROOM 1 – 14'7" x 11' Canopied ceiling and exposed beams, a dual aspect room with multi pane sash windows to the front and side elevations with timber lintels above, wall mounted tubular radiator.

BEDROOM 2 -13'2" x 10'4" (maximum measurements) Exposed beamed ceiling, wall mounted tubular radiator, multi pane sash window to the front elevation.



BEDROOM 3 – 9'9" x 7'7" Exposed beamed ceiling, multi pane sash window to the front elevation with timber lintel above, wall mounted tubular radiator.

FAMILY BATH / SHOWER ROOM Traditional timber boarded flooring and half height tiled walls, low flush wc, pedestal wash hand basin with hot and cold taps, tiled splashback, freestanding clawfoot roll top bath with hot and cold taps. Double shower unit with tiled surround, period style shower above, glass screen and sliding glass doors with a slate storage shelf. Wall mounted tubular style radiator with towel rail, extractor fan, multi pane sash window to the front elevation.



OUTSIDE

Gravel laid parking area for two vehicles to the side of the property. Steps lead down from the parking area via a pedestrian gate to a slate paved courtyard, which in turn provides access to the property itself. Steps lead up from the courtyard area to a raised rear garden, where there is a large area of decking, enclosed by timber balustrades with a delightful sylvan backdrop. From the decking you get particularly good views over the valley and across to the Perran Foundry.



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 7NY.

SERVICES Mains water, drainage, electricity and gas.

MOBILE PHONE COVERAGE All major providers likely.

BROADBAND Superfast broadband available – 50Mbps download speed. 9Mbps upload speed.

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

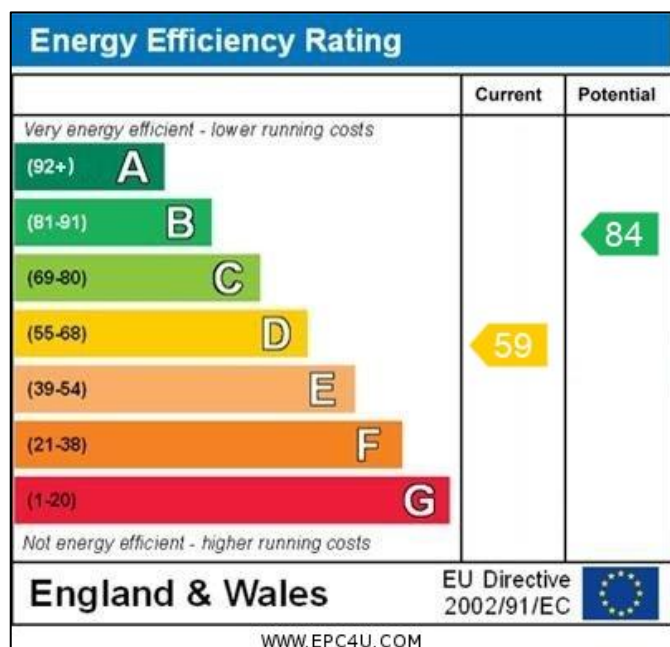
DIRECTIONS From Truro direction, at the bottom of the Carnon Downs bypass carry straight on in the Falmouth direction on the A39. Pass the Norway Inn on your right hand side and pass the first turning to Mylor Bridge on the left. After a short distance Perran Wharf Cottage will be found on the right hand side. If you reach Cove Hill at Perranwell Station you have gone too far.

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.

