



Riverside Carnkief



# Riverside Carnkief

Goonhavern, Truro, Cornwall TR4 9NT

Goonhavern 1.5 miles Perranporth 4 miles A30(T) 3.5 miles  
Truro 8 miles

A wonderfully private residential holding with five-bedroom house, beautiful gardens and grounds, woodland, general purpose barn and fields

- Private Drive
- Beautiful Gardens With Running Stream & Pond
- General Purpose Barn - Potential for Conversion (stp)
- Total About 8 Acres
- Freehold
- 5 Bedroom House & Garage
- Natural Woodland - a Haven For Wildlife
- Pasture Enclosures
- 24 Photovoltaic Panels on Adjustable Mounts
- Council Tax Band E

Guide Price £1,100,000

## SITUATION

Riverside is idyllically situated in a private tucked away position about a mile to the south of the popular village of Goonhavern - with a primary school, public house, village shop/stores, garden centre, café and ancillary shops. Perranporth, on the north coast, is about 4 miles with its renowned surfing beach. There is a dedicated Cycle and Ramblers Way along a former railway track from Goonhavern to Perranporth and Riverside itself is on the edge of a myriad of footpaths and bridleways. The new A30(T) dual carriageway is about 4 miles to the south and the cathedral city of Truro, the commercial and retail centre of Cornwall, is about 7 miles away.

## BRIEF DESCRIPTION

The approach to Riverside from the public road is initially over a public by-way from which a private concrete drive leads through the grounds with mature shrubs and tree standards leading to car parking and turning areas near the house and garage.

Riverside presents a superb private holding situated in a favoured and sought after location between Truro and the north coast near Goonhavern which offers a fine house, mature and attractive gardens and grounds, two orchards, parcels of woodland, a useful General Purpose Barn, several fields and 24 photovoltaic panels. In total, Riverside extends to about 8 Acres.



## THE HOUSE

The house was constructed for the current owners and completed in 1981 in a traditional style, with high levels of sound insulation, thermal insulation and an EPC rating of Band B.

On the ground floor is a rear Entrance Hall with integral door to the Garage and door to the Kitchen and Dining Room. The Kitchen Area includes a matching range of base and eye level oak and pine units with granite worktops and upstands, stainless steel single drainer sink unit with vegetable bowl and mixer tap, hob with four Calor gas rings and extractor hood over, built-in fan assisted oven and separate grill, recess for freestanding refrigerator freezer, oil-fired Rayburn and space and plumbing for dishwasher.

Off the Dining Area is a Utility Room with a matching range of base and eye level cupboards, rolled worktop surfaces and space for washing machine. Off the Utility is a Shower Room with a tiled shower and wc. The utility room also leads to Bedroom 5/2nd Reception Room, a well-proportioned room with double aspect and which benefits from its own door direct to the outside. Indeed, if desired, there is potential to create a self-contained annexe within Bedroom 5/2nd Reception Room, the Utility Room and Shower Room. Also on the ground floor is a delightful Sitting Room with wood-burner set in a stone fireplace and double aspect enjoying the outlook to the gardens. The Sitting Room gives access to a front Conservatory with triple aspect and part glazed door opening to paved seating areas.

On the first floor are four light and airy Bedrooms and a Family Bathroom which includes a tiled bath with mixer tap shower fitment, fully tiled shower cubicle, wc, pedestal washbasin, heated towel radiator, and fitted dresser area with drawers, mirror and with shaver light and point.

## THE GARDENS

A paved path surrounds the house, beyond which are delightful Recreational Gardens with open areas of lawn interspersed with rockeries, flower beds and borders which offer a wonderful array of flowering shrubs in the season and run down to an attractive running Stream and Pond.

The grounds stretch across the private entrance drive where there are further grass areas with a wide variety of mature shrubs and deciduous and coniferous trees. To the north is a sheltered fenced Vegetable Garden with a Greenhouse about 16' x 10' and adjacent Orchard.

## THE WOODLAND

Beyond the gardens is a mature parcel of deciduous woodland through which a pathway meanders. Indeed, the woodland offers a great deal of environmental and conservational appeal and is a haven for a wide variety of wildlife. The stream flows through the woodland.

## THE GENERAL PURPOSE BARN

There is a long General Purpose Barn about 58'x16'6" (internal measurement) with mains water and electricity connected and which offers some potential for conversion – subject to all necessary consents and approvals.

## THE FIELDS

Beyond the Barn and Vegetable Garden are a number of aesthetically pleasing old pasture enclosures.

## VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

## DIRECTIONS

(We recommend against using SATNAV) From the double roundabouts in the centre of Goonhavern, take the exit into Bridge Road and drive for about 150 yards before forking right into Polgoda Road and signposted towards Woodlands Farm. Pass Polgoda Dogs on the right, pass the red letter box on the right and after about 100 yards at the bottom of the shallow valley, turn right into a stone lane (public byway). Drive for about 200 yards, passing woodland which belongs to Riverside and the entrance to Riverside is the first on the right-hand side. There are nameplates.

## SERVICES

Mains water and electricity connected. Private drainage. Oil-fired Rayburn serving domestic hot water and central heating. Double-glazed. TV and telephone points. Ethernet cabling. Fibre Optic Broadband. 24 new (2023) free-standing Photovoltaic panels on adjustable mounts supplying electricity to the house and general purpose barn, as well as a car charging point. (2 invertors and 2 storage batteries in the garage).

## PHOTOGRAPHY

The interior photographs were taken with a wide angle lens.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	100
(92 plus) <b>A</b>	
(81-91) <b>B</b>	87
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

61 Lemon Street, Truro, TR1 2PE

truro@stags.co.uk

01872 264488

Approximate Area = 2063 sq ft / 191.6 sq m  
 Outbuilding = 1105 sq ft / 102.7 sq m  
 Total = 3168 sq ft / 294.3 sq m  
 For identification only - Not to scale

**First Floor**

- Bedroom: 4.37 x 3.58m (14'4" x 11'9")
- Office / Bedroom: 3.40 x 2.82m (11'2" x 9'3")
- Bedroom: 3.40 x 2.54m (11'2" x 8'4")
- Bedroom: 4.39 x 2.95m (14'5" x 9'8")

**Ground Floor**

- General Purpose Barn: 18.01 x 5.18m (59'11" x 17')
- Garage: 6.76 x 3.05m (22'2" x 10')
- Kitchen / Dining Room: 5.94 x 4.39m (19'6" x 14'5")
- Living Room: 5.51 x 4.39m (18'1" x 14'5")
- Bedroom / 2nd Reception Room: 5.51 x 4.09m (18'1" x 13'5")
- Utility
- Conservatory
- Log Store (Outbuilding 3)
- Tool Shed (Outbuilding 2)

**Outbuilding 1**

RICS Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Stags. REF: 1093098