



The Wheelwrights



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Porkellis, Helston, Cornwall, TR13 0JP

Falmouth 9 miles and Helston 5 miles

An outstanding Grade II Listed former Wheelwrights in the heart of the popular village of Porkellis.

- Grade II listed
- Character property
- Off-road parking
- Set over four floors
- Freehold
- 5 Bedrooms
- Master en-suite
- Garage/Workshop
- Gardens
- Council tax band E

Guide Price £695,000

SITUATION

Nestled in the heart of Porkellis village, The Wheelwrights sits amidst an array of character properties, predominantly boasting granite and stone elevations. This charming rural locale is enriched by the village pub serving as the vibrant nucleus of community life. A convenient regular bus service traverses through this central hub, enhancing accessibility for residents.

Halwyn, home to the local primary school, lies approximately 1 mile, while Redruth mainline railway station, positioned roughly 7 miles distant, offers connectivity to Truro, Plymouth and London Paddington. Nearby, the historic market town of Helston beckons with its array of day-to-day shopping amenities, boasting an eclectic mix of independent outlets lining the main thoroughfare, complemented by larger chain stores.

Venture further to the coastal town of Falmouth, renowned for its dynamic cultural scene, where art galleries showcase contemporary masterpieces, and venues resonate with the melodies of live bands and the allure of indie films. Explore the town's maritime legacy or embark on scenic adventures along the Helford and Fal Rivers, ideal for leisurely strolls and family outings. Falmouth's allure extends to its family-friendly beaches and a year-round calendar brimming with events and activities.

Truro, Cornwall's bustling retail and commercial hub, boasts the iconic Cathedral at its core. A captivating fusion of independent boutiques and well-known brands grace its streets, complemented by an array of culinary delights, nightlife options, and cultural attractions including art galleries, theatres, and museums.



THE PROPERTY

The Grade II Listed The Wheelwrights stands as a handsome residence as a result of a remarkable transformation from a 19th-century foundry.

The Wheelwrights offers a unique feature of being accessible from three of its four floors. Situated within the lower ground level of the property lies a fabulous built-in kitchen, exuding charm with its panelled doors and a Heritage Cornish range, providing both warmth and hot water through oil-fired central heating. Adjacent to the kitchen is a full width characterful dining area with exposed beams and feature granite wall, with side doors allowing not only light but opening up to a serene kitchen garden courtyard.

From the front at ground floor level, double/stable doors open to the garage/workshop currently being used as a utility to complements the kitchen. A hallway offers access to the side of the property, predominantly being your main point of access leading to the rear where you will find an impressive full-width sitting room, again with a wealth of character features, including exposed beams, elegant tiled flooring and a stunning gallery from the first floor offering abundance of light. A WC, storage cupboard and study/office with woodburner complete the ground floor accommodation.

Central wooden stairs rise to the first floor, where the property's charm continues, with master en-suite, two additional bedrooms, family bathroom, shower room and gallery with views across the garden completing the first floor. The stairs continues to two further double bedrooms finishing the accommodation.

OUTSIDE

The landscaped private gardens boasts lush lawns, ample storage options, and gated access from both the front and village sides. A secluded sunken patio and inviting barbecue area provide the perfect setting for outdoor entertaining. Ample off-road parking is provided by the gravelled front and side drives, and additionally two further parking spaces, bordered by a small granite stone wall are available ensuring convenience for residents and guests alike

SERVICES

Mains water and electricity.
Private drainage - Septic tank
Oil fired heating
Superfast Broadband available (Ofcom)
EE, O2 & Vodaphone limited reception (Ofcom)

VIEWINGS

Strictly by prior appointment at Stags Truro office on 01872 264488.

DIRECTIONS

A39 to Rame Cross and take the right hand turning immediately after the village shop. At the next junction turn left and continue for a little short of 3 miles into the village of Porkellis. At the junction beside the village pub, bear right and the property can be found on your left hand side.



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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		28	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 2016 sq ft / 187.3 sq m
 Limited Use Area(s) = 62 sq ft / 5.7 sq m
 Total = 2078 sq ft / 193 sq m

For identification only - Not to scale

Denotes restricted head height

Lower Ground Floor

Ground Floor

First Floor

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Stags. REF: 1130454