



Penpol Farmhouse







Penpol Farmhouse Penpol

Devoran, Truro, Cornwall, TR3 6NW

Truro - 3 miles Falmouth - 9 miles

At the head of Penpol Creek, an outstanding Grade II Listed Farmhouse with holiday cottage set within atmospheric grounds of about 4 acres

- Listed Farmhouse
- Kitchen/ Dining Room & Utility/Boot Room
- Outbuildings & Garaging
- Caravan/Motorhome CL Site with 5 Hook-ups
- Freehold
- Sitting Room & Sun Room
- 5 Bedrooms & 2 Bathrooms
- 1 Bedroom Detached Holiday Cottage
- Wonderful Gardens & Grounds
- Council Tax Band G

Guide Price £1,650,000

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SITUATION

Penpol Farmhouse sits within its own extensive gardens and grounds at the head of the creek in the highly desirable hamlet of Penpol. This wonderful waterside setting on Restronguet Creek is an unspoilt tidal estuary leading to the sailing waters of The Carrick Roads providing a perfect mix of tranquil and scenic living.

Penpol Farmhouse is ideally situated to enjoy what village life has to offer and is within a short walk from the historic quay at Point with its slipway suitable for launching small craft, kayaks and paddle boards. The village hosts its own regatta in the summer months, and is equidistant from Truro and Falmouth.

THE APPROACH

The approach to Penpol Farmhouse is via a granite gateway to a pleasant driveway which leads up to an expansive car parking and turning area between the house, holiday cottage, workshop and garage/general purpose building.

THE HOUSE

The house is Listed Grade II as a Building of Special Architectural or Historic Interest. On the listing, the house is believed to date from about 1753 and was subsequently extended and modified in the 19th and 20th centuries. As one would expect of a listed building of this age, the house retains a wealth of traditional features including sash windows, fireplaces, ceiling timbers, window seats and so forth.

On the ground floor, is a delightful well-proportioned front Sitting Room with fireplace housing a wood-burner with timber surround and mantle, off which is a fine Sun Room and Inner Hall Area and the Kitchen/Dining Room. The Kitchen area offers a range of base level units with removeable plate rack and shelves, timber worktop to splashback tiling and includes an Aga, deep ceramic Butler's sink, inset electric oven and a gas hob and Dining Area includes an original cut granite fireplace with inset wood-burner and offers a fine outlook to the front gardens. At the rear is a fifth Bedroom which benefits from an En Suite Shower Room including a corner shower, wc and washbasin, and there is a useful Utility/Boot Room.

On the first floor is a pleasant Central Landing with balustrade and four further Bedrooms, one enjoying water views towards the creek, as well as a Family Bathroom with bath with shower, bidet, washbasin and wc.

From the Landing, concealed internal stairs lead up to an open attic space offering potential for further living accommodation if desired – subject to all necessary consents and approvals.

HOLIDAY COTTAGE

Orchard Veian is an attractive holiday cottage which the Vendors have been successfully holiday letting for over 20 years by the current owners. The accommodation includes an Enclosed Entrance Porch, open-plan Kitchen/Dining and Sitting Room, Double Bedroom and separate Shower Room. Outside is an enclosed private garden area for guests.

THE WORKSHOP AND GARAGING/STORES

Situated adjacent to the car parking area is a detached timber and iron three bay Garage/Store Building and a useful timber and iron Workshop.





GARDENS AND GROUNDS

The grounds are a particular feature of the sale of Penpol Farmhouse and they lie all around the house and holiday cottage and offer a variety of appealing recreational areas of much ambiance.

To the front of the farmhouse is a traditional terrace with paved pathways infilled with shell and gravel and with a granite birdbath on roller. Beyond are expansive level areas of sweeping lawn with mature tree standard borders with, to the west, an enclosed orchard with a number of Cornish variety apple trees and a second orchard to the north west. To the east are grass paddock areas down to a stream which runs the length of the eastern boundary and adjacent to the Workshop is an atmospheric circular and well stocked low walled garden which in the past formed the site of an old circular apple crushing barn. Beyond is a vegetable garden.

Within the gardens there are a wide variety of shrubs, well stocked flower beds and numerous mature indigenous deciduous and garden specimen trees with Tree Preservation Orders - including, oak, ash, cherry, pear, plum, medlar, kea plum, walnut and fig trees. In total, the property extends to about 4 acres.

CERTIFIED CARAVAN AND MOTOR HOME CLUB SITE

Nestled in an individual and secluded position, is a delightful certified Caravan and Motor Home Club Site where there are 5 well spaced generous pitches - each with electric hook ups.

VIEWINGS

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

DIRECTIONS

From Truro take the A39 south towards Playing Place and Falmouth. At the second roundabout at the Playing Place garage, turn left towards Feock, Go straight over at the crossroads and turning to King Harry Ferry. After about a further ½ mile, take the next right into Harris Hill. Drive down the hill, bear to the left at the bottom and drive along the valley. At the next junction turn right over the small bridge and then immediately right again into Penpol Farmhouse.

SERVICES

The House - Mains water and electricity connected. Propane bottle gas hob. Oil-fired Aga serving domestic hot water. Partial electric central heating. One night storage heater. Private drainage via old style septic tank. Orchard Vean - Mains water and electricity connected. Propane bottled gas serving domestic hot water and central heating. Drainage modern septic tank. Mobile telephone and Broadband - (Ofcom): Indoor - EE, Three, O2 and Vodafone Ltd: Outdoor - EE, Three, O2 and Vodafone likely. Standard and superfast Broadband available.

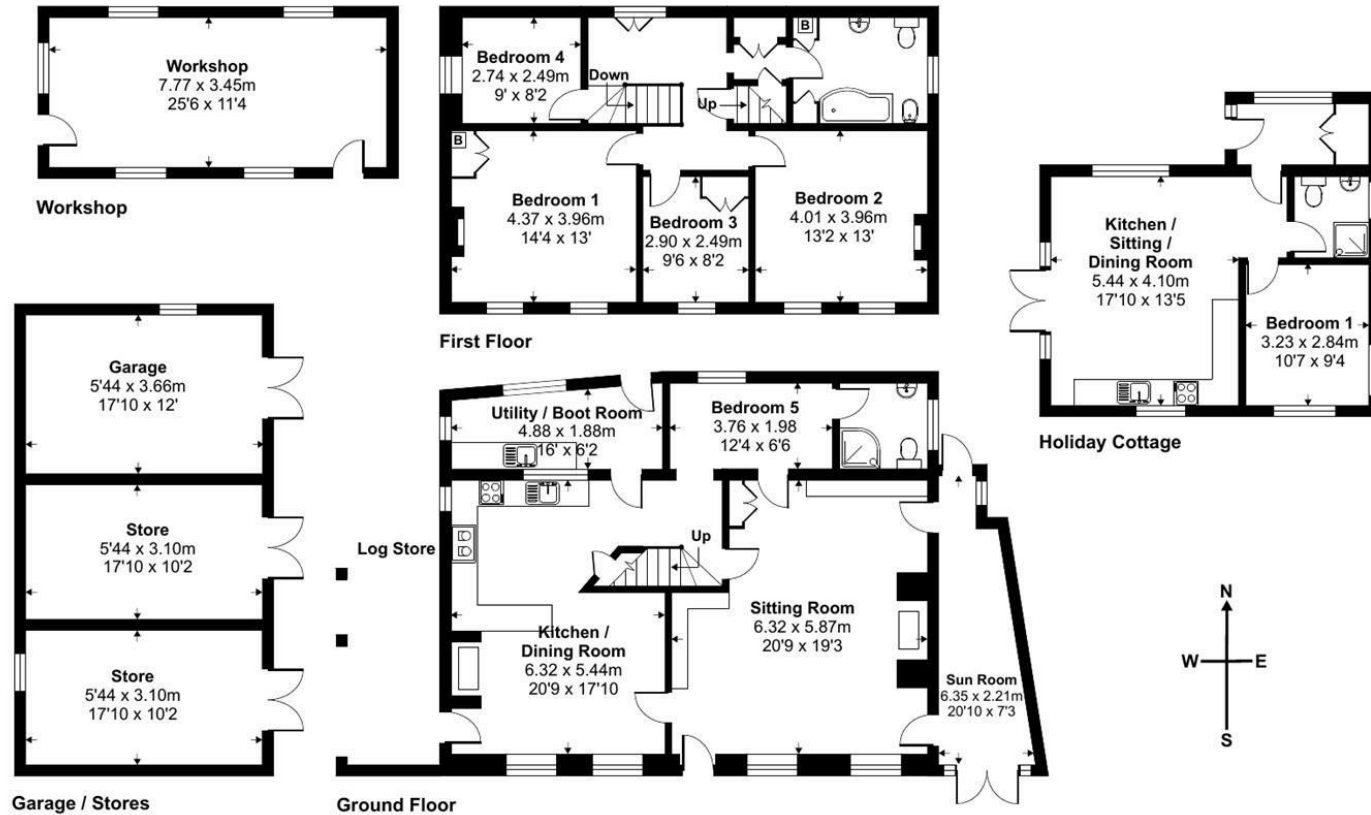
AGENTS NOTE

There is a restricted byway/bridleway crossing the property. The photographs were taken in 2022.



Approximate Area = 1900 sq ft / 176.5 sq m
 Holiday Cottage = 471 sq ft / 43.7 sq m
 Outbuildings = 895 sq ft / 83.1 sq m
 Total = 3266 sq ft / 303.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2022. Produced for Stags. REF: 869870



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		79
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



