



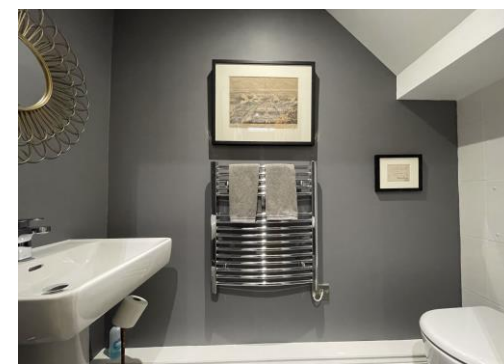
4 The Hammer Mill, Truro

£530,000



CLIVEPEARCE

01872 272622 | hello@clivepearceproperty.com



£530,000

A characterful and stylish Grade II* Listed flexible four bedroom converted hammer mill dating from 1791. Convenient location between Truro and Falmouth. Allocated parking for two vehicles. Exceptional level of quality and presentation.

Property Description

Why You'll Like It

This beautiful home is a restored and converted historic former hammer mill in Perran Foundry and dates from 1791. The property is Grade II* Listed to protect and preserve the remaining buildings in this important industrial heritage site. A high quality and well designed development, the original specification was excellent and this four bedroom middle terrace property has been beautifully maintained and is presented in fantastic decorative order. Outside, the communal areas are well maintained and work continues to improve the site including the surfacing of the second car parking space and access to it which is currently under way. There is a Hyper Volt electric car charging point fitted at the site of the second parking space. Outside the façade marries contemporary and historic and once inside, the open plan spaces lend themselves to flexible modern living. There's a welcoming entrance hallway with cloakroom/ WC and slate flooring with under floor heating which continues through the ground floor. The ground floor has plenty of living, kitchen and dining space and the exposed timber beams and stonework are fabulous. Up on the first floor there's a very large master bedroom which offers different ways that you could furnish the space and has a balcony which is covered by the roof overhang. There's a further bedroom on this floor and a family bathroom which is beautifully appointed with white bath suite with shower over. On the second floor a landing connects two further bedrooms and the shower room which is also beautifully appointed.

Where It Is

Perran Foundry is in the heart of Perranarworthal, which is between Truro and Falmouth. The Norway Inn just along the road has a highly regarded restaurant and local ales. Neighbouring Perranwell Station has many amenities including a Post Office, shop, pub, cricket and football clubs, church, primary school and the branch line train station linking Truro and Falmouth. Keen sailors can launch at Mylor where there are public slipways, a marina, chandlery, riggers and a popular café and wine bar. Walks at Kennal Vale in nearby Ponsanooth are delightful and Falmouth University's Penryn Campus is only a short bus ride away.

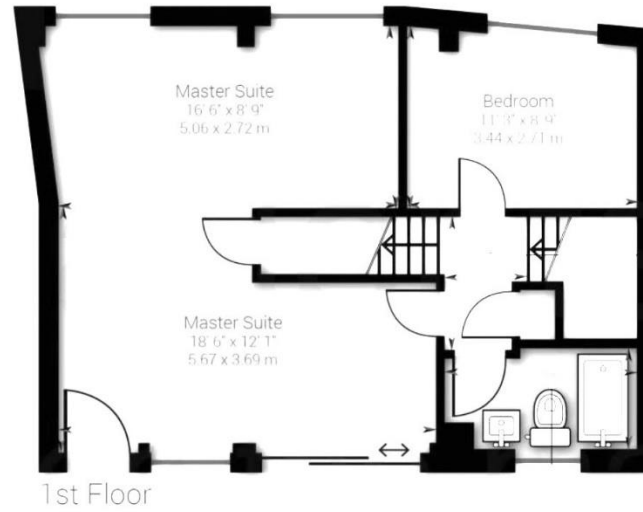
Tenure and Services

The property is leasehold with the balance of a 999 year lease from 2012. The freehold is owned by North Hill Estates. Annual ground rent = 1 copper rivet We understand that there is a current service / maintenance charge of £120.61 per month Reviewed annually We understand that the property is Grade II* Listed. Council tax band E

Important Information

Clive Pearce Property, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. 2 It should not be assumed that the property has all necessary planning, building regulation or other consents and Clive Pearce Property have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3. Photos and Videos: The photographs and/or videos show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Any computer generated image gives only an indication as to how the property may look and this may change at any time. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Information on the website about a property is liable to be changed at any time.

31 Lemon Street Truro Cornwall TR1 2LS
01872 272622 | hello@clivepearceproperty.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	68 D
39-54	E		
21-38	F		
1-20	G		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.