



REDWOOD

CHURCH ROAD, PERRANARWORTHAL,

TRURO TR3 7QE

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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REDWOOD

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DETACHED BUNGALOW ENJOYING COMPLETE PRIVACY WITH LARGE GARDENS

In a quiet setting and enjoying complete privacy in one of the most sought after residential areas between Truro and Falmouth.

Completely refurbished and extended substantially in 2020, re-wired and new gas central heating installed. Beautifully presented with light and spacious rooms enjoying garden views.

Four double bedrooms, master with en suite shower room, large sitting room, kitchen/dining room, garden room, bathroom and cloakroom.

Fabulous enclosed gardens extending to just under half an acre with many mature shrubs, trees and plants and enjoying lots of sun and far reaching countryside views from the rear.

Integral double garage/workshop with two doors. Parking for four plus cars.

Approximately 2500 Sq. Ft. Internal viewing essential. Sold with no onward chain.

Freehold. EPC - C. Council Tax Band F

GUIDE PRICE £895,000

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PHILIP MARTIN

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Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

GENERAL COMMENTS

This detached property is secluded within mature wooded grounds in one of the most sought after residential areas between Truro and Falmouth. Redwood is a very large detached bungalow that is totally individual in style, the original building being a high specification timber frame structure under a mainly concrete tiled roof. It is a warm, well insulated building that has been extended substantially and totally refurbished by the current owner to an exceptionally high standard and is beautifully presented throughout with large light rooms. The extension was completed in 2020 and during the renovations the whole property was re-wired and mains gas was connected and a new gas central heating system installed. The property is a lot larger than it appears from outside with light and spacious rooms that all enjoy pleasant garden views. There are four double bedrooms - the master has an en-suite shower room, fabulous newly fitted kitchen/dining room, sitting room, garden room, cloakroom, main bathroom and integral double garage. A feature is the fabulous enclosed gardens that extend to just under half an acre. They are very safe for children and pets with large mature lawns and well stocked with many interesting shrubs and plants and dense boundaries providing privacy from neighbouring properties. A driveway provides plenty of parking and there is ample space for a boat, trailers etc. An internal viewing is essential to appreciate the size and layout of this beautifully presented property which is being sold with no onward chain. A property of this nature and in this particular location is a rarity and its availability to the market should be of wide appeal.

LOCATION

Perranarworthal with neighbouring Perranwell is a very popular and thriving community almost midway between Truro and Falmouth and easily accessible. The village has a range of facilities for day to day needs including church, public houses, primary school as well as a modern village hall with its associated range of social activities. The area is also well placed for access to the creeks of the Fal Estuary and Mylor Yacht harbour with its deep water moorings is literally just a few minutes drive away. The city of Truro with its Cathedral and fine shopping centre is about seven miles.

ENTRANCE HALL

A light and spacious hallway. Doors to kitchen, sitting room and cloakroom. Karndean flooring. Radiator.

CLOAKROOM

Low level w.c, wash hand basin,. Tiled floor with underfloor heating.

SITTING ROOM

5.94m x 4.79m (19'5" x 15'8")

A very light, well proportioned room with large full length window overlooking the rear garden and enjoying fabulous far reaching countryside views beyond. Clearview woodburning stove with slate hearth. Television point. Cat six network cabling point. Radiator. Glazed door to:



GARDEN ROOM

6.74m x 2.90m (22'1" x 9'6")

A light twin aspect room enjoying views over the garden and countryside beyond. Sliding patio doors opening onto the rear patio. Large walk in storage cupboard. Door to integral garage.

INTEGRAL GARAGE

6.00m x 4.80m (19'8" x 15'8")

With two up and over doors, work bench, power and light. Window to rear.

KITCHEN/DINING ROOM

6.69m x 6.00m (21'11" x 19'8")

Another light room with bi-fold doors opening into the rear garden and two large roof lights. Excellent range of very modern white gloss kitchen units with marble effect worktops. Integral Neff appliances including double oven, ceramic hob with extractor fan, full length fridge and freezer and dishwasher. Stainless steel sink. Island unit with drawers and cupboards below. Tiled floor. Two radiators. Television point. Cat six network cabling point. Walk in pantry. Plenty of space for a large dining table. Utility cupboard housing Worcester gas central heating boiler with space and plumbing for washing machine and tumble dryer.

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INNER HALLWAY

A spacious hallway with doors to all the bedrooms and bathroom. Karndean flooring. Radiator. Airing cupboard with large unvented hot water cylinder. Loft hatch with ladder, light and partially boarded.

MASTER BEDROOM

6.50m x 4.73m (21'3" x 15'6")

A light twin aspect room with window overlooking the rear gardens enjoying far reaching countryside views and French doors opening onto the rear patio. Karndean flooring. Radiator. Door to dressing room with built in wardrobes and Door into:

EN SUITE SHOWER ROOM

A tiled room with white suite comprising low level w.c, wash hand basin and double shower. Tiled floor with underfloor heating. Mirror fronted cupboard, heated towel rail. Frosted window to side.

BEDROOM TWO

3.60m x 3.57m (11'9" x 11'8")

Window overlooking the rear garden and enjoying views. Karndean flooring. Radiator.

BATHROOM

A tiled room with white suite comprising low level w.c, vanity sink unit, bath and separate shower. Heated towel rail. Tiled floor. Extractor fan. Frosted window to side.

BEDROOM THREE

3.50m x 3.50m (11'5" x 11'5")

Window overlooking the front garden. Karndean flooring. Radiator.

BEDROOM FOUR

3.50m x 2.87m (11'5" x 9'4")

Currently used as a study. Window overlooking the rear garden. Cat six network cabling point. Radiator.

OUTSIDE

Redwood occupies a large plot and a wealth of mature trees and shrubs screen the property from the adjacent Church Road where a new boundary fence has recently been erected making the garden secure for dogs. The front garden is mainly lawn and includes a splendid Cedar summer house and two useful wooden garden sheds.

Much of the garden is situate on the south side of the bungalow where mature hedges provide privacy and shelter and deep shrub borders are filled with an abundance of camellias, azaleas and rhododendrons. A large expanse of lawn is interspersed with further shrubs and trees to provide colour and interest throughout the year including magnolias, camellias, veronica, myrtle and verbena to name but a few.

Agapanthus and other perennials add to the overall effect. A particular feature of the garden is the raised sun terrace at the rear of the bungalow with large circular ornamental pond and various borders planted for foliage contrast.

A tarmac driveway provides parking for four plus cars, there is access to the double integral garage and a five bar gate opens alongside the garage providing additional parking and access into the rear garden. Here there are raised vegetable beds and greenhouse.

SERVICES

Mains water, electricity and gas are connected. Private drainage.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

Proceeding from Truro take the A39 to Falmouth and proceed to Perranarworthal passing the Norway Inn on the right hand side. Take the next right hand turning signposted Perranwell and carry on up this hill to a crossroads turning right into Church Road. The entrance into Redwood is the second turning on the right hand side.



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Ground Floor

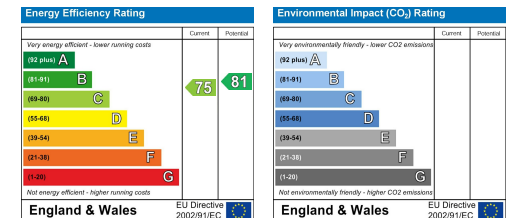
Approx. 231.4 sq. metres (2490.6 sq. feet)



Total area: approx. 231.4 sq. metres (2490.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such.
Plan produced using PlanUp.

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