



PARC BEHAN

Green Lane, Veryan Green, Truro TR2 5QD



LUXURY PROPERTY PARTNERS

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# PARC BEHAN

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Parc Behan is a luxury, Grade II Listed Manor House with a sweeping private and gated driveway, with twelve acres of stunning grounds.

# ACCOMODATION

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Originally built in the 1800's, no expense has been spared over the past 20 years to transform this property into a world class family home set just 1 mile from two beautiful beaches. Truly a hidden gem, the property offers eight bedrooms, a three bedroom cottage, a 15mx8m outdoor heated pool, cellar, vegetable garden, twelve acres and stunning views of the Cornish countryside.



# GROUND FLOOR

As you step inside this beautiful home you are greeted with a generous central hallway with a wide return staircase. The ground floor comprises four large reception rooms, including a dining room, snug/study, games room, and drawing room/lounge.



# GROUND FLOOR

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The snug/study is flooded with natural light from the tall windows and you are welcomed by the beautiful views of the Cornish countryside through the double aspect windows. Perfect for a home office and a space to relax and unwind.



# GROUND FLOOR

The lounge is a warm space, generously sized with tall ceilings and plenty of room for a large sofa suite. It is complemented by the feature fireplace and the exquisite views out onto the cornish countryside.





# GROUND FLOOR

The heart of the home has to be the kitchen which boasts an Aga, central island, utility room, boiler room, and cloakroom WC.







# GROUND FLOOR

The spacious formal dining room is an excellent room for entertaining and for special occasions with friends and family.

Finally, on the ground floor you have a games room which has space for a snooker table, a darts board and a beautiful seating area around the feature fireplace. The cellar is naturally lit with three chambers, including a wine cellar with 22 wine bins.



# FIRST FLOOR

The first floor of the property accommodates four large double bedrooms, two bathrooms (one an en-suite), a separate shower room and also a fifth reception room.



# FIRST FLOOR

If you did not need eight bedrooms in the main residence, there is the potential to create a large principal suite with an en-suite with a freestanding bath, and then a room following on which would make a perfect dressing room.



# SECOND FLOOR

The second floor has four double bedrooms with part vaulted ceilings, built-in wardrobes, and original skylights, as well as two bathrooms.



# OUTSIDE

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The property has various garden areas, including a copse, walled garden (now a pool and entertaining area), and a vegetable garden. The garden is complemented by the phenomenal zero-edged 15m x 8m heated pool, pergola, hot tub, and multiple seating areas. As well as the south-facing entertaining area with slate tables and a built-in Pizza Oven. The property has a central courtyard with a variety of garden outbuildings (plant room, workshop, woodshed, stone-built garden shed).





# COTTAGE

The purchase of the property also includes the beautiful 1,500 sq ft three bed cottage. With two bathrooms, an open-plan living area, a large utility room and a private entertaining terrace and access to the pool area. This would be the ideal guest house for family and friends or could be a commercial opportunity.









# LOCATION

The property has a commanding position at the edge of a charming village with views of open countryside and woodland. Less than half a mile from the historic village of Veryan with plenty of amenities. Other villages and towns nearby include Portloe, a picturesque fishing village, is 2 miles away, Truro, the capital of Cornwall, is approximately 12 miles away and St Mawes, a delightful harbour village, is just under 8 miles to the south.

## DIRECTIONS

From the A390, take the A3078 towards Tregony, Veryan, and St Mawes. Continue for approximately 4.5 miles on the A3078, then turn left towards Veryan and Portloe. Parc Behan is on the right after Veryan Green, with entrance through large granite gate pillars.

## LOCAL SCHOOLS

Truro School: 10.7 miles  
Truro High School for Girls: 11.7 miles  
Truro Preparatory School: 13.8 miles

## TRANSPORT

Cornwall Airport (Newquay): 21 miles  
Truro Train Station: 11.8 miles  
St Austell Train Station: 12.4 miles

## SERVICES

Mains Water, Private Drainage & Electricity (Separate Electricity Account for the Cottage), Oil Fired Central Heating, Swimming Pool Heated by Air Source Heat Pumps.

## TENURE

Freehold

## LOCAL AUTHORITY & TAX BAND

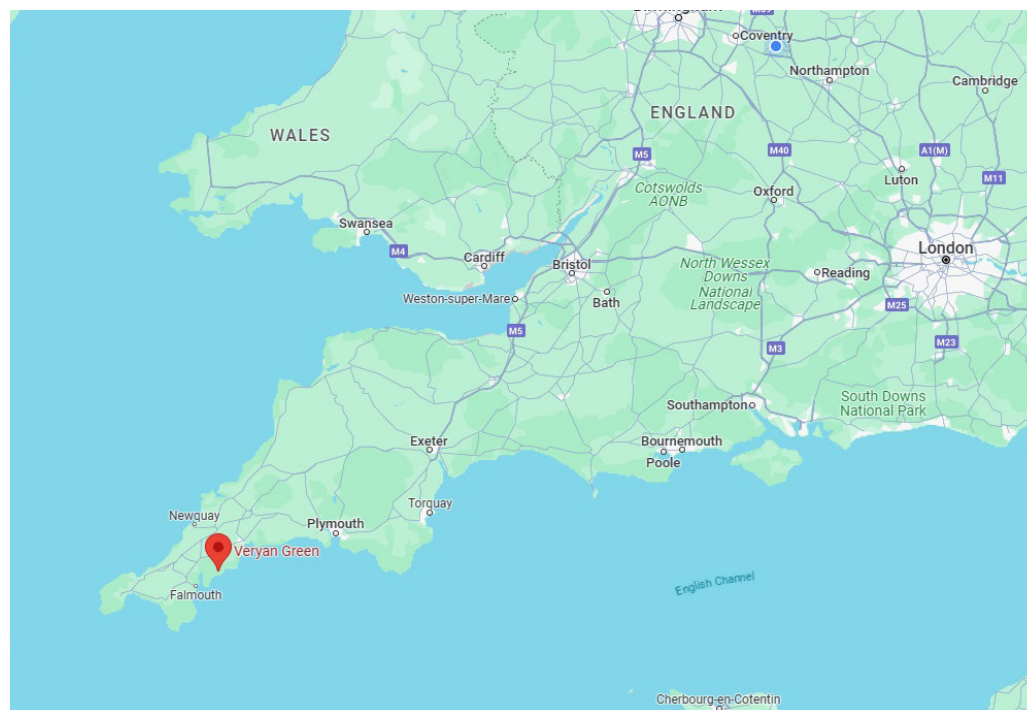
Cornwall Council, The Main House - Band H and The Cottage - Band B.

## VIEWING ARRANGEMENTS

Strictly via the vendors sole agents Luxury Property Partners through Damion Merry, [damion@luxurypropertypartners.co.uk](mailto:damion@luxurypropertypartners.co.uk)

## BULLET POINTS

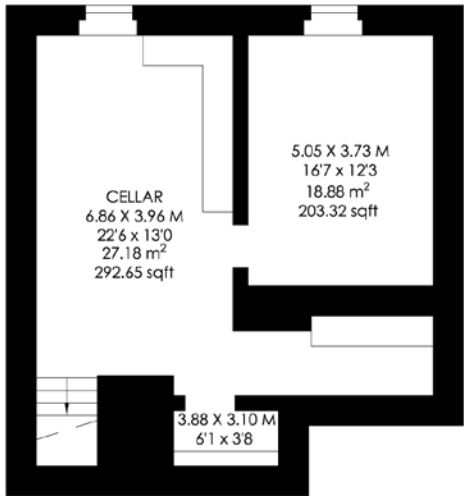
- Eight Bedrooms in the Main Residence
- An Additional Three Bedroom Cottage
- 12 Acres, Including 3 Acres of Private & Mature Gardens and a 9 Acre Field
- Beautifully Refurbished
- 15mx8m Outdoor Heated Swimming Pool
- Private and Gated Driveway
- Regency Grade II Listed Home
- One Mile from Two Beautiful Beaches
- Freehold
- Council Tax Band: H



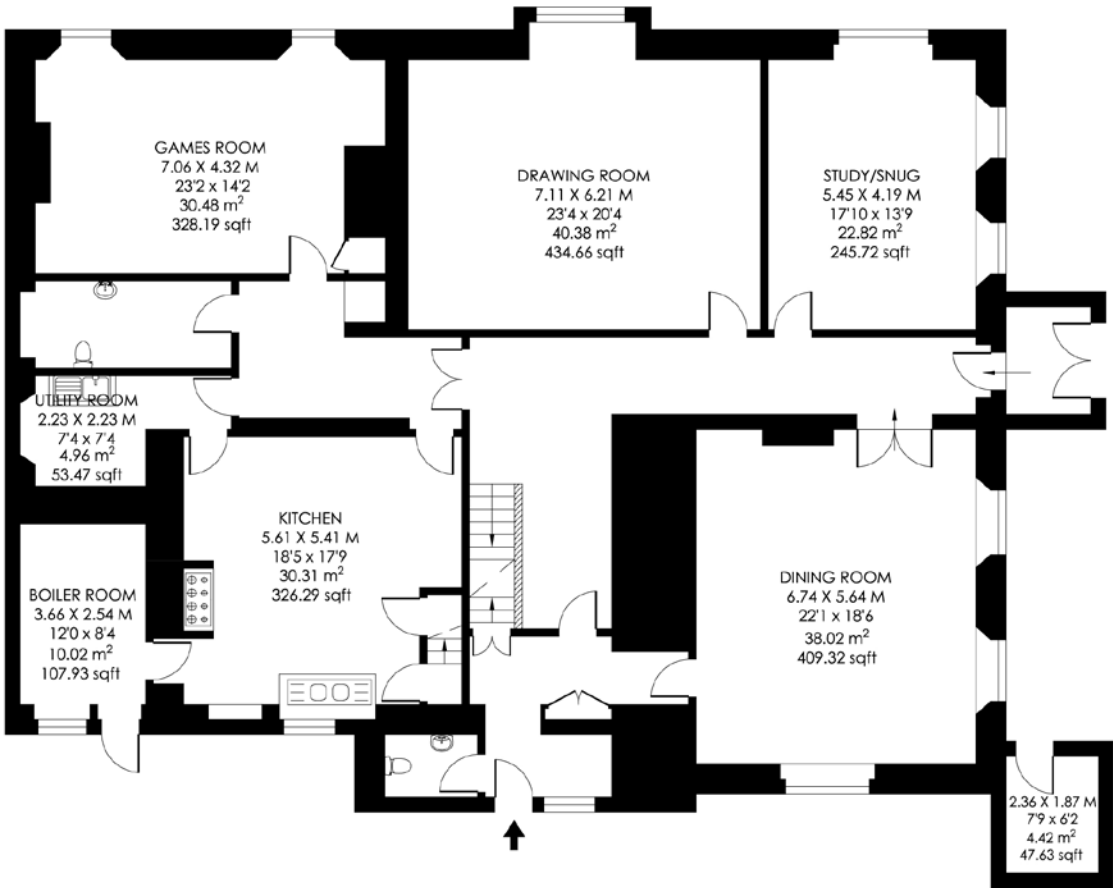
# GROUND FLOOR FLOORPLAN



KEY:  
CH - CEILING HEIGHT

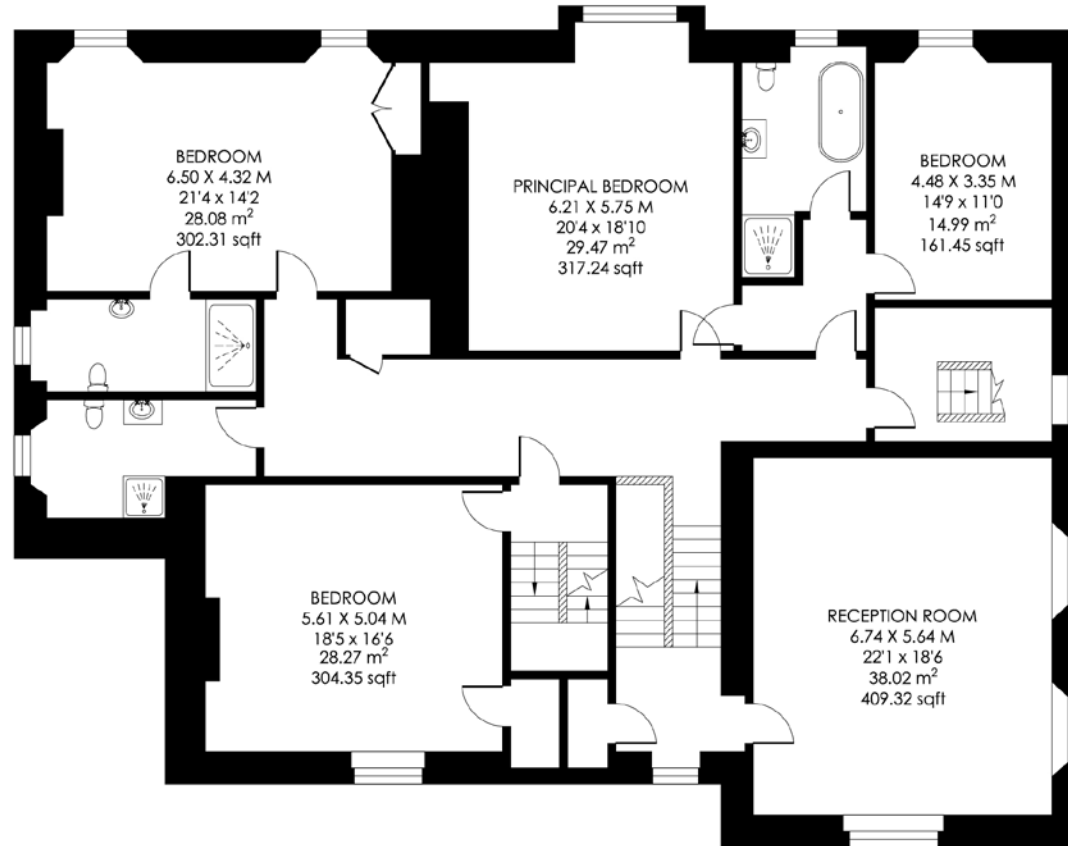


LOWER GROUND FLOOR



GROUND FLOOR

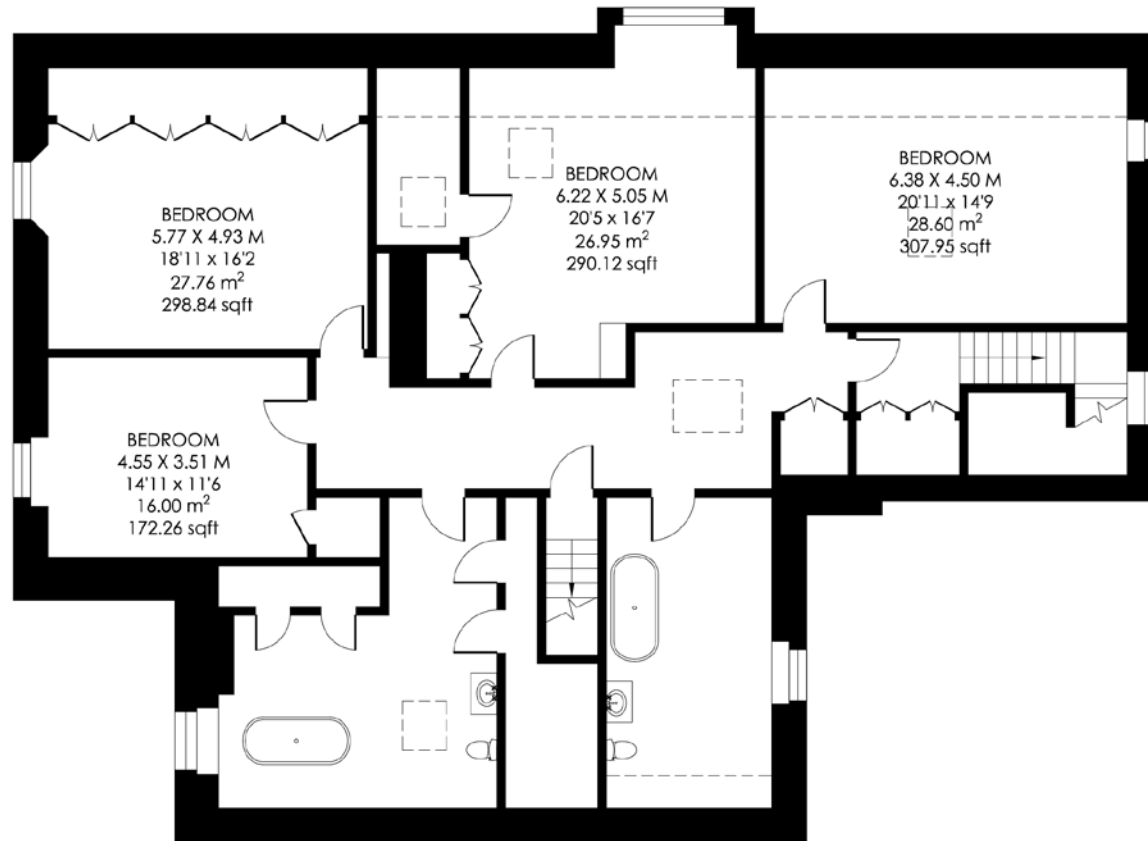
# FIRST FLOOR FLOORPLAN



KEY:  
CH - CELLING HEIGHT

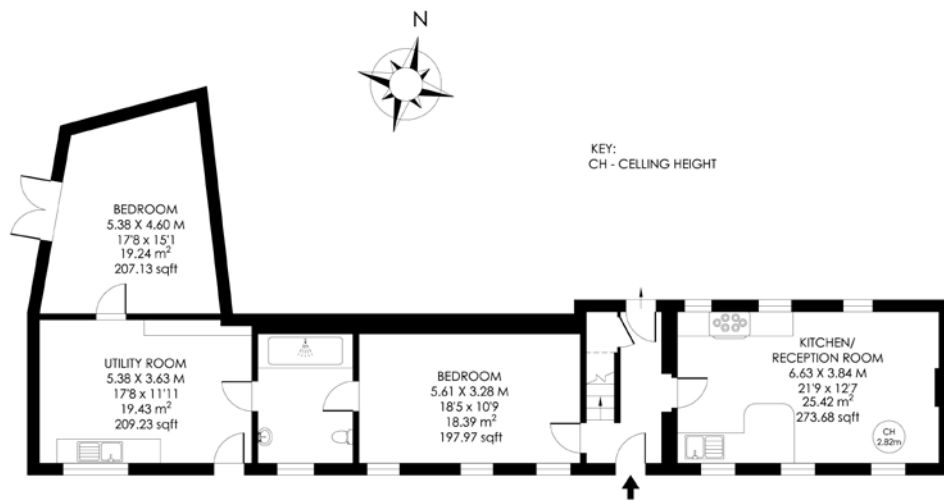
**FIRST FLOOR**

# SECOND FLOOR FLOORPLAN

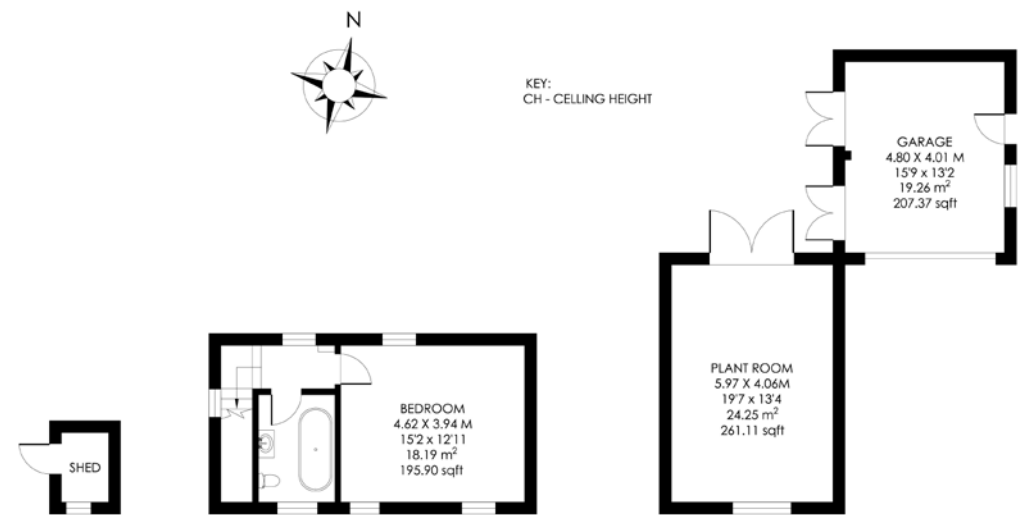


SECOND FLOOR

# THE COTTAGE FLOORPLAN



GROUND FLOOR



FIRST FLOOR



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**Important Notice**

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.  
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