



Playing Place

A superb individual detached residence
Designed and built by our clients in 2011/12, completed in 2014
Set in a popular village of Playing Place
Highly energy efficient with solar panels with income (FIT)
A multi-level spacious family home
Ground Source heat pump under floor heating throughout
Two large reception rooms and office
Fabulous large, fitted kitchen/dining room
Four/five bedrooms, two bathrooms
Large, landscaped gardens
Parking for three vehicles with electric car charger point

Guide £875,000 Freehold

**ENERGY EFFICIENCY RATING
BAND B**

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

01326 311400
www.kimberleys.co.uk

REF: SK7030



If you are looking for the ideal family home set in a much sought after rural village, just three miles of the cathedral city of Truro then Penhalls Farm may just be the home you are seeking.

Being sold with 'no onward chain', this stunning home was designed and built by our clients in 2011/12 (completed in 2014) to their own high standards and specifications, creating a large bespoke home that offers over 2600 sq ft of multi-level living space which is perfect for an extended or growing family.

The property is highly energy efficient with ground source heat pump, under floor central heating with individual room controllers, 16 wholly owned solar panels which generate a good income on a lucrative feed in tariff. The house offers a host of features including Karndean flooring, light oak internal doors, coated aluminium double glazed windows and doors, quality light fittings, fitted carpets, a woodburning stove in the sun room, fitted wardrobes in all the main bedrooms and a fitted kitchen with brand name appliances.

The accommodation includes on the entry level, an impressive reception hall, a home office linked to another reception room, four double bedrooms on the first floor (one en-suite) and a family bathroom/wc combined. A light oak staircase takes you down from the reception hall to the lower ground floor hallway which takes you into a generous living room overlooking the gardens, a fabulous fitted kitchen/dining room and sun room leading out to the gardens, a utility room, cloakroom/wc and a boiler room.

Outside, the property offers large landscaped gardens with super views across the fields to the valley beyond, three parking spaces and a broad patio ideal for relaxing and entertaining your family and friends.

The property is within walking distance of the centre of this well served village which has a convenience store and Post Office, petrol filling station and a village hall. The cathedral city of Truro which is the commercial and capital of the county is just three miles by road and here you will find a comprehensive shopping centre, schooling and colleges, churches of many denominations and good transport by road to the A30 and the surrounding area. In this part of Cornwall, we are blessed with beautiful countryside right on the doorstep with cycle paths and rural walks through miles of countryside, Trelissick Gardens (National Trust) and many small beaches which are a haven for watersports enthusiasts.

As our clients sole agents, we thoroughly recommend an immediate viewing to secure this fine property.

Why not phone for an appointment to view today?

THE ACCOMMODATION COMPRISES:

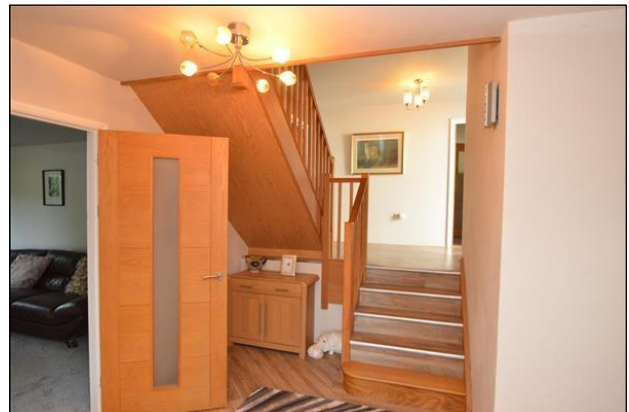
A granite paved and cobbled pathway leads to:

COVERED PORCH

Composite double glazed front door with frosted privacy panel and matching side panels leading to:

RECEPTION HALL

An impressive introduction to the property featuring a light oak staircase leading to the upper and lower floors, Karndean flooring, light oak door to:



CLOAKROOM 1.96m (6'5") x 1.65m (5'5")

With a contemporary white suite comprising low flush wc, large wall mounted china wash hand basin set on a high gloss white vanity unit, mixer tap over, 3/4 tiled walls, vanity cupboard, frosted double glazed window, hard wearing wood finish flooring, spotlights.

HOME OFFICE 4.75m (15'7") x 3.23m (10'7")

Having a double glazed window and Vertical blinds overlooking the side aspect, hard wearing wood finish flooring, spotlights on tracking, light oak internal door to:



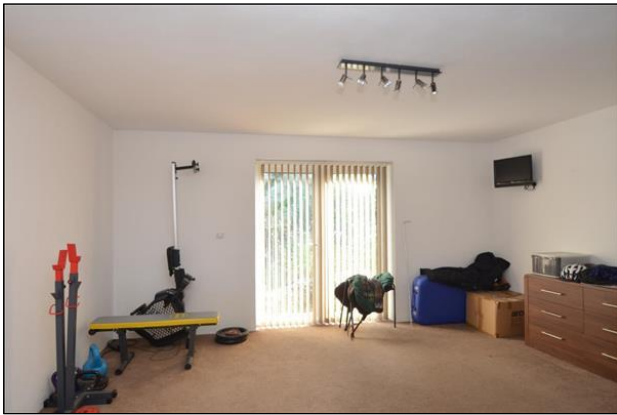
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MULTI-PURPOSE 4.75m (15'7") x 4.01m (13'2")

Having double glazed patio doors and Vertical blinds overlooking the side pathway, fitted carpet, fitted mirror, access to loft space, TV aerial point.

NB. These two rooms could become one large room with the removal of the stud wall or rearranged to meet your own requirements.



LIGHT OAK STAIRCASE DOWN TO THE LOWER GROUND FLOOR HALLWAY

Continued Karndean flooring, wall lights, light oak internal doors leading to the sitting room and kitchen/dining room.

SITTING ROOM 7.32m (24'0") x 4.22m (13'10")

A generous main reception room which has a bright dual aspect having two double glazed windows overlooking the side aspect, double glazed full height fixed window enjoying superb views down the garden to countryside, fitted carpet, TV aerial point, two ceiling lights, wall mounted electric fire, double opening doors to:



KITCHEN/DINING ROOM 10.49m (34'5") x 3.61m (11'10") overall measurement.

A fabulous triple aspect room with double glazed doors with matching side panel, Vertical blinds overlooking the patio to countryside, double glazed windows at the kitchen end.

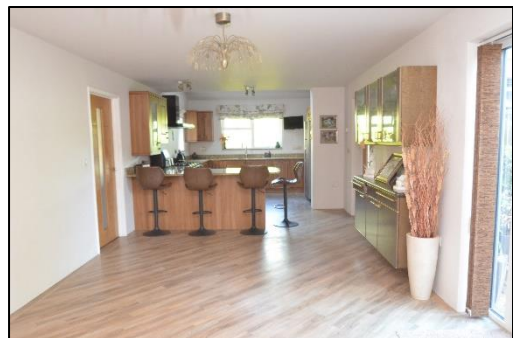
DINING SECTION

With continued Karndean flooring, space for large dining table and chairs, wall mounted sideboard and cocktail cabinet over, door to side hallway, double glazed door leading to the patio and gardens.



KITCHEN SECTION

Well equipped with a range of matching wall and base units in medium walnut, brushed steel handles, wrap around granite work surfaces and breakfast bar, incorporated 1 1/2 bowl stainless steel sink unit with pull out mixer tap over, integrated dishwasher, Samsung American style refrigerator/freezer and vertical carousel spice cupboards alongside, built-in Neff microwave oven, wall mounted TV bracket, Cuisinmaster range style cooker with five burners, electric hot plate and three ovens under, large steel extractor hood over, Karndean flooring to the kitchen area, monopitch roof with Velux skylight window.



GARDEN ROOM 5.49m (18'0") x 3.61m (11'10")

Having ceramic tiled flooring and a bright triple aspect with double glazed windows enjoying super views down the garden to the countryside and bi-folding doors that completely open the room up to the garden, double glazed window with Vertical blind overlooking both aspects, pitched roof and ceiling fan, feature raised corner woodburning stove on a tiled plinth and hearth TV aerial point.



PRINCIPLE BEDROOM 4.57m (15'0") x 3.40m (11'2") measured to wardrobe front.

A fabulous main bedroom with wall-to-wall fitted wardrobe cupboards, full length sliding doors concealing hanging space and shelving, double glazed window with fabulous views across the gardens and patio to the countryside, access to loft space, light oak internal door, TV aerial point, second door to:



UTILITY ROOM 3.51m (11'6") x 2.34m (7'8")

Approached from the kitchen and having a range of fitted wall and base units, roll top work surfaces, inset composite sink and pull out chrome tap, vinyl flooring, full length sliding doors housing storage and hanging space, double glazed window and matching side window overlooking the side, external door to side.

CLOAKROOM

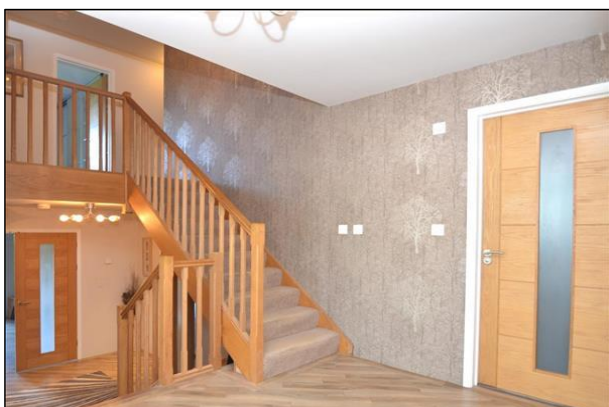
With a white suite comprising low flush wc, radiator, wash hand basin with chrome mixer taps set on a vanity unit, frosted double glazed window, light oak internal door, half-tiled walls.

BOILER CUPBOARD

With Danfoss air source heat pump boiler and pressurised hot water system, plumbing for washing machine.

LIGHT OAK STAIRCASE FROM RECEPTION HALL LEADS UP TO THE FIRST FLOOR LANDING

With fitted carpet, over stairs lighting.

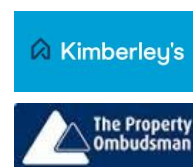


EN-SUITE SHOWER ROOM 1.68m (5'6") x 1.45m (4'9")

Luxuriously appointed with a white suite comprising; walk-in double shower cubicle with chrome multi-jet shower, sliding glass screen, extractor fan, wall mounted china wash hand basin set on a high gloss white vanity unit, chrome waterfall mixer tap, mirrored bathroom cabinet, fully tiled walls, low flush wc, independently operated chrome ladder style heated towel rail, Karndean wood finish flooring, spotlights.



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BEDROOM TWO 3.51m (11'6") x 3.10m (10'2")

With wall-to-wall fitted wardrobe cupboard with full length sliding doors, double glazed window enjoying delightful views across the garden to countryside, fitted carpet, TV aerial point, spotlights, light oak internal door.



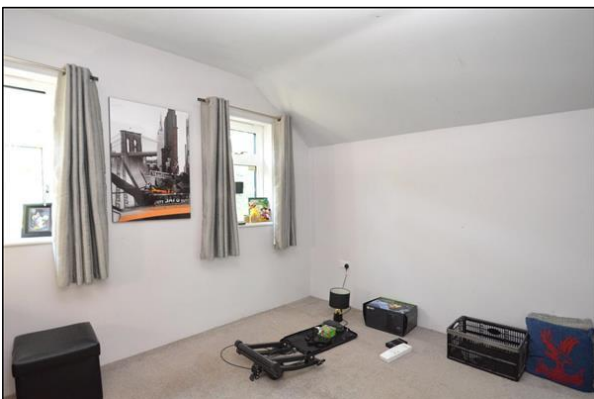
BEDROOM THREE 3.51m (11'6") x 3.10m (10'2")

Again, with wall-to-wall fitted wardrobe cupboards, full length sliding doors, spotlights, double glazed window enjoying super views across the garden to countryside, TV aerial point, light oak internal door.



BEDROOM FOUR 3.51m (11'6") x 3.51m (11'6") into recess and of a slightly irregular shape.

With double fitted wardrobe cupboard with sliding doors, spotlights, fitted carpet, light oak internal door, two double glazed windows overlooking a leafy side aspect, TV aerial point.



FAMILY BATHROOM 3.33m (10'11") x 2.49m (8'2")

With a white suite comprising, panelled bath with chrome mixer taps and hand shower, fully tiled surround, frosted double glazed window, china wash hand basin with mixer taps set on a dark wood effect vanity unit and further matching units alongside, fully tiled walls, mirrored bathroom cabinet, Karndean wood finish flooring, independent stand alone chrome ladder style heated towel rail operated by a separate switch, large walk-in double shower cubicle with Mira Sport thermostatically controlled electric shower and sliding glass screen, spotlights, extractor fan, light oak internal door.



OUTSIDE

The house is approached over a newly tarmac driveway which serves six properties. Alongside the property you will see tarmac and gravelled areas and slate paved pathway which takes you to the front door. A gravelled pathway leads to the right of the building and continues around a leafy path to the rear. Further down the driveway there is a gravelled driveway with parking for two cars, composite fencing and gateway leading to the rear garden, a raised feature stone rockery and small lawned area, an outside tap and electrical sockets, electric car charger. To the rear of the house there are fabulous large gardens, an extensive paved patio/sun terrace and inset central Koi pool making this the perfect area to relax and entertain your family and friends. Paved steps lead from the patio down to the next level of garden with lawn, stone retaining walls and further steps leading down to the large gently sloping lawns all of which enjoy a delightful rural aspect over surrounding countryside. The far boundary backs onto a field and has a Laurel hedge border and to the left hand side, a pair of double gates leading to and from the driveway and this provides a grassed hardstanding for another vehicle. There is space here for a double garage (subject to the normal planning permission and building regulations).

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SERVICES

Mains water, electricity and gas (for cooker only)
Private drainage (septic tank).
Ground Source Heat Pump under floor heating.
Solar panels - there are 16 wholly owned PV solar panels which provide a good secondary income with a lucrative feed in tariff.

COUNCIL TAX Band F.

MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

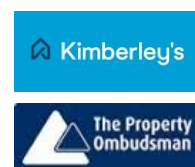
Viewing strictly by appointment

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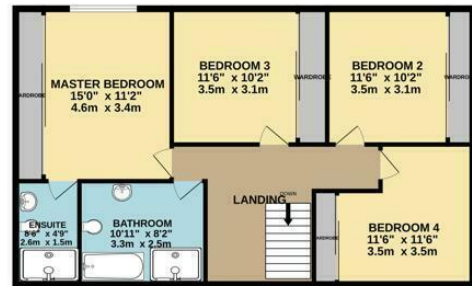
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GROUND FLOOR
1722 sq.ft. (160.0 sq.m.) approx.

1ST FLOOR
951 sq.ft. (88.4 sq.m.) approx.



TOTAL FLOOR AREA : 2674 sq.ft. (248.4 sq.m.) approx.

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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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