



## Copper Beech, Goonvrea, Perranarworthal, Truro, TR3 7PN

Guide Price £415,000

A superb, 2-storey converted coach house, part of the former Goonvrea Estate, situated on a private drive, amidst surrounding woodland, equidistant from the cathedral city of Truro and port of Falmouth. Providing well proportioned and appointed 2 bedroom, 2 bath/shower room accommodation, with spacious living areas, double glazed windows, gas fired central heating, a recently installed bespoke handmade kitchen and handmade tiles, tiered, private, sheltered and attractively planted gardens, together with extensive private parking for 4 vehicles.

### Key Features

- Superb 2-storey former coach house conversion
- Attractive lightly wooded setting between Truro and Falmouth
- Well proportioned living areas with tall ceilings
- 2 first floor bedrooms and 2 bath/shower rooms
- Sympathetic sealed unit double glazing and gas fired central heating
- Sheltered, attractively stocked and lightly timbered gardens
- Extensive private parking
- EPC rating C



## THE LOCATION

The Goonvrea Estate is a small, select development of substantial detached houses, together with the superb conversion of the original mellow stone and slate coach house, of which 'Copper Beech' occupies an exceptional part (freehold) by virtue of its extensive and private front and side gardens, together with its own large part walled parking area, with archway access, sufficient for up to four vehicles.

Goonvrea is situated on the edge of Perranarworthal which, itself, adjoins the well served village of Perranwell Station whose day-to-day amenities include a highly regarded county primary school, garage, village stores, railway halt and public house - The Royal Oak. Along the A39, the Norway Inn, fruit and veg stall at Stickenbridge, and regular bus services are all within a short walking distance. Mylor and the sailing creeks and waters of the Fal Estuary are just a few minutes drive away, with Goonvrea perfectly situated also for the cathedral city of Truro in one direction, and port of Falmouth, and university campus at Tremough, in the other.

## THE PROPERTY

From its own private parking area, broad granite steps lead onto a paved terrace with patio/dining area and many mature specimen trees and shrubs which further enhance the lightly wooded surroundings. Steps lead to the private entrance to 'Copper Beech' and, beyond, to the side of the house where a French door opens from the master bedroom and leads onto the upper terraces which again are beautifully stocked and landscaped and, like many of the rooms, enjoy an elevated outlook towards the wooded upper reaches of Devoran Creek.

Gas centrally heated and with sympathetic sealed unit double glazing throughout, the ground floor reception rooms benefit from high ceilings, with the living room featuring a glass-fronted log burner and attractive turning staircase to the first floor. The kitchen/diner is double aspect with tall windows to the front elevation, also enjoying the attractive outlook. A high quality, individual, bespoke handmade kitchen and handmade tiles, with marble worksurfaces has been installed by the present owner.

Upstairs, the landing, together with bedroom two and a family shower room, feature vaulted ceilings with exposed trusses, with the principal bedroom suite being particularly spacious, with its own private bathroom, and two aspects over the grounds and surrounding countryside, including a small pane French door onto the gardens.

A beautiful house, full of charm and quality, perfectly situated for both Falmouth and Truro - early viewing unhesitatingly recommended.

## THE ACCOMMODATION COMPRISES

'Copper Beech' is accessed via a stone and granite archway which leads onto a walled, tarmacadam parking area in the ownership of 'Copper Beech'. From the parking area, broad granite steps lead onto the property's attractively landscaped, courtyard-style front gardens, with further granite steps leading to a paved terrace with balustrading and front door to the accommodation. The granite steps continue to ascend to the side of the property, where there is a superb, lightly wooded and beautifully stocked terraced garden, in the private ownership of 'Copper Beech'.

## LIVING ROOM

Tall small pane sealed unit sash window to the front elevation overlooking the garden and to woodland beyond. Matching small pane sealed unit entrance door, providing a similar outlook, and with access steps from the parking, courtyard garden and on, to the upper terraced garden. Coved ceiling, wall light points, radiator, full height fireplace with granite lintel and slate hearth with glass-fronted log burner. Broad, easy rising, turning staircase with turned balustrade leading to the first floor. Small pane casement door opening into the:-

## KITCHEN/DINER

A particularly well proportioned, light, double aspect room with broad small pane sealed unit double glazed casement window overlooking the cobbled courtyard to the side and two, tall, sealed unit double glazed windows, both with deep sills, enjoying an attractive outlook over the courtyard garden and to woodland beyond. Again, featuring the same high ceiling. Ceramic tiled flooring throughout, comprehensively appointed with a range of blue painted base and wall units with marble worksurfaces between with complementary tiled splashbacks. Inset butler-style ceramic sink unit with mixer tap, integrated Montpelier dishwasher, recess with plumbing for washing machine, broad range cooker recess with illuminated Hoover stainless steel extractor canopy over. Tall pantry unit with spice racks, further tall shelved storage unit with lower cupboard housing a Worcester gas fired combination boiler providing domestic hot water and central heating. Deep walk-in cupboard, again with ceramic tiled flooring, providing space for coats and tall fridge/freezer etc. Electric trip switching, radiator.

## FIRST FLOOR

### LANDING

Midway up the stairs access is provided to the sub-floor areas to the first floor, providing ease of access for wiring and plumbing etc. Magnificent full height vaulted ceiling with exposed roof truss. Deep silled small pane sealed unit double glazed window to the front elevation, again enjoying an attractive outlook over Goonvrea to wooded countryside and, through the trees, to Devoran in the distance. Radiator, double doors to large linen storage cupboard.

### BEDROOM ONE

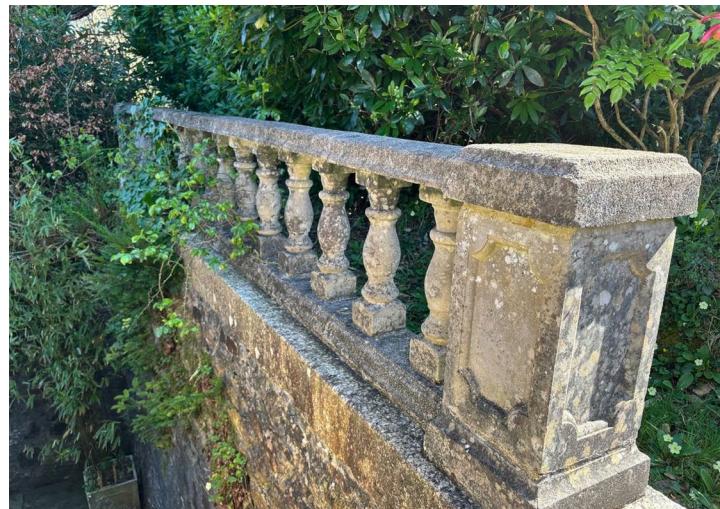
A superb principal bedroom suite, double aspect, with small pane sealed unit double glazed windows to both the front and side elevations, both with deep sills and enjoying an attractive aspect over the grounds. Coved ceiling, two radiators, access to over-head loft storage area, sealed unit double glazed casement door to the side elevation, providing direct access onto the upper gardens.

### EN-SUITE BATHROOM/WC

White three-piece suite comprising a pedestal wash hand basin, low flush WC and panelled bath with mixer tap with shower attachment. Part timber panelled walls, extractor fan, coved ceiling, inset downlighters, towel rail/radiator, stained and leaded glazed screen to the stairwell.

### BEDROOM TWO

Magnificent full height vaulted ceiling with exposed trusses and purlins. Sealed unit double glazed small pane window with deep sill to the front elevation, again enjoying the lovely wooded outlook. Radiator.



## **FAMILY SHOWER ROOM/WC**

White three-piece suite comprising a low flush WC, broad wash hand basin with mixer tap and cupboards under, walk-in fully tiled shower cubicle with curved glazed screen and mains-powered shower. Sealed unit small pane double glazed window with deep sill to the rear elevation, ceramic tiled flooring, towel rail/radiator, wall light points, extractor fan, part exposed roof trusses.

## **THE EXTERIOR**

### **PARKING**

Three/four-car parking is provided in the lower courtyard, accessed through the stone and granite archway. Bin and cycle storage etc, tarmacadamed, well enclosed by stone walling and containing a large timber store with pitched corrugated roof.

### **FRONT COURTYARD**

Broad granite steps rise from the parking area onto a large slate-paved terrace, ideal for entertaining and al fresco dining etc. Shrub borders, gravelled pathway and terracing, adjacent to a many magnificent mature shrubs and specimen plants, including tree ferns, magnolia, rhododendrons and climbing wisteria. Granite steps to the front entrance door with sheltered canopy and courtesy light. The tall granite steps then continue to the side of the property and to the:-

### **RAISED SIDE GARDENS**

Paved terrace with exterior courtesy light and courtesy door to the first floor accommodation, lower terracing with ornamental balustrading, granite steps bordered by slate walling leading to the upper terraces, which have been beautifully landscaped and most attractively stocked with a further array of ornamental shrubs and plants, including palms, ferns, camellias and bamboos etc. Rotary clothes airer, circular patio with views over Goonvrea and to the outskirts of Perranwell Station in the distance.

### **COMMUNAL GROUNDS**

We understand 'Copper Beech' enjoys access onto the private residents grounds, which extend to approximately nine acres or thereabouts.

## **GENERAL INFORMATION**

### **SERVICES**

Mains electricity, water, drainage and gas are connected to the property. Gas fired central heating.

### **COUNCIL TAX**

Band C - Cornwall Council.

### **TENURE**

Freehold.

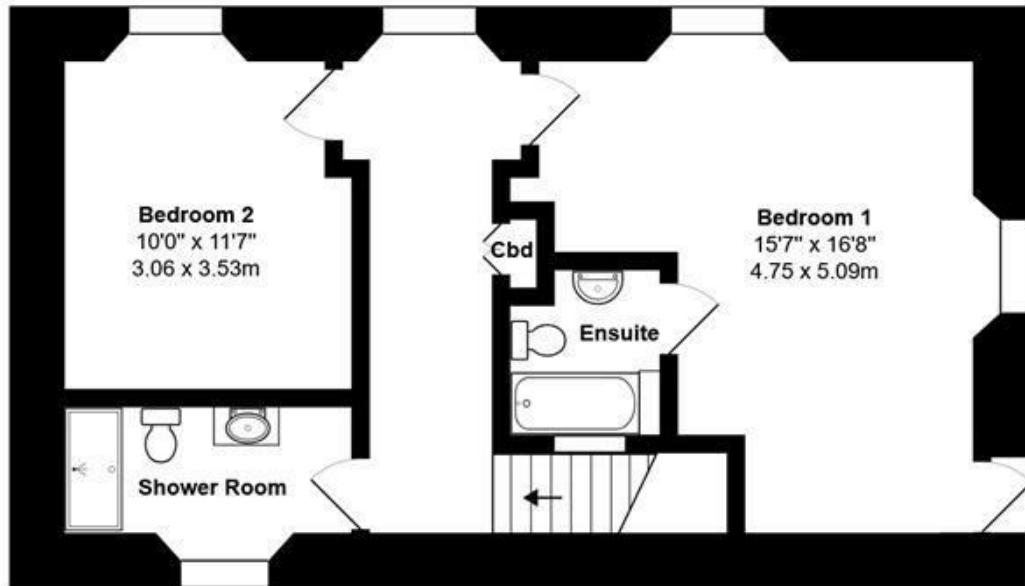
### **VIEWING**

By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.





# Floor Plan



## First Floor

Approx Area: 48.6 m<sup>2</sup> ... 523 ft<sup>2</sup>



## Ground Floor

Approx Area: 48.6 m<sup>2</sup> ... 523 ft<sup>2</sup>



Goonvrea, Perranarworthal, TR3 7PN

Total Approx Area: 97.2 m<sup>2</sup> ... 1047 ft<sup>2</sup>

All measurements are approximate and for display purposes only