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**Perran Foundry,
Perranarworthal, Truro**

**Offers Over £400,000
Leasehold**





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Property Introduction

A beautifully presented three storey house set on this historical development, arranged over three floors and finished to a very high standard with underfloor heating to the ground floor, 'Roca' sanitary ware and solid oak doors throughout.

Comprising four bedrooms, bathroom, shower room, ground floor cloakroom, office, beautiful lounge/diner and a galleried kitchen. From the lounge/diner you can walk out onto a full width balcony and there is a communal garden to the rear and there are also two Juliet balconies to the bedrooms on the upper level.

To the outside there is a parking space and an additional space to the rear in the car park.

Location

Located beside the River Kennal in Perranarworthal, equidistant between Truro and Falmouth, this beautiful development is steeped in history. Having been owned by the Fox family in the 1700's, who manufactured a range of mining implements and steam engines, the site was once an important industrial site and has been lovingly and carefully restored. There is a popular Public House close by and the Bissoe Trail that is popular with cyclists and dog walkers alike.

The City of Truro has a good range of main and individual shops, banks and restaurants and a mainline railway that connects further down through Cornwall and up to London Paddington. The thriving villages of Mylor Bridge and Perranwell Station are also close by and the beautiful coastline town of Falmouth is just over five miles away.

ACCOMMODATION COMPRISES

Double glazed entrance door opening to:-

ENTRANCE HALL

Slate flagstone flooring. Underfloor heating. Stairs with oak banister rising to first floor. Solid oak doors off to:-

OFFICE 10' 3" x 8' 2" (3.12m x 2.49m) maximum measurements

Double glazed window. Spotlighting. Cupboard housing boiler with shelved storage. TV entertainment panel.

CLOAKROOM

'Roca' sanitary ware with concealed cistern WC, pedestal wash

hand basin with tiled splash back and mirror over. Extractor fan. Heated towel rail.

UTILITY/STORAGE ROOM 19' 0" x 9' 2" (5.79m x 2.79m)

A generous and useful storage space. Light and electric. Space for tumble dryer.

FIRST FLOOR LANDING

Radiator. Spotlighting. Steps to second floor landing. Doors off to:-

LOUNGE/DINER 20' 0" x 10' 1" (6.09m x 3.07m) max. measurements

Solid oak flooring. Two sets of double doors opening to the full width balcony with steps that lead down to the enclosed communal garden. Two radiators. Spotlighting. Video entry screen. TV entertainment panel. Steps leading up to:-

BALCONY 21' 1" x 7' 9" (6.42m x 2.36m) maximum measurements

Steps down to communal garden.

KITCHEN 13' 5" x 10' 4" (4.09m x 3.15m) maximum measurements

A generous space with two double glazed windows and a range of soft close wall and floor mounted white gloss units with Corian work top over with sink and drainer. Fitted unit with integrated microwave, integrated electric double oven with gas hob and extractor over plus splash back. Integrated appliances include fridge/freezer, 'Bosch' washer/dryer and dishwasher. Pantry cupboard and spotlighting. Radiator. Stairs to:-

HALF LANDING

Spotlighting. Radiator. Double glazed window. Doors off to:-

BEDROOM THREE/SNUG 12' 9" x 10' 0" (3.88m x 3.05m)

Currently used as a snug. Double glazed windows. Radiator. Spotlighting. TV entertainment panel.

SECOND FLOOR LANDING

Feature ceiling. Spotlighting. Two sets of double glazed windows. Solid oak doors off to:-

BATHROOM

Double glazed window. 'Roca' sanitary ware with bath with tiled surround, walk-in shower cubicle housing a rain shower attachment, concealed cistern WC, 'Roca' pedestal wash hand basin with mirrored cabinet with sensor lighting over and shaver socket to the side. Heated towel rail. Ceramic floor tiles. Spotlighting.

BEDROOM TWO 10' 10" x 10' 3" (3.30m x 3.12m) plus door recess

Two sets of double glazed windows to the rear with fitted Roman blinds. Radiator.

HALF LANDING

Solid oak doors off to:-

BEDROOM ONE 12' 11" x 10' 0" (3.93m x 3.05m)

Feature curved ceiling. Spotlighting. Doors open to a Juliet balcony. Vertical feature radiator.

SHOWER ROOM

'Roca' sanitary ware with shower cubicle housing an electric shower, low level WC, pedestal wash hand basin, mirrored cabinet over with sensor lighting and shaver socket. Heated towel rail. Extractor fan.

BEDROOM FOUR 8' 9" x 8' 5" (2.66m x 2.56m)

Fitted wardrobes to one wall (currently used as a dressing room). Double glazed doors opening to Juliet balcony. Radiator. Spotlighting.

OUTSIDE FRONT

Allocated parking space to the front, range of mature shrubs. Intercom. Courtyes outside lighting. Parking space. There are also some visitor spaces available.

OUTSIDE REAR

To the outside there is a communal lawn running along the rear of the properties, accessed from steps from the full width balcony. Parking space.

SERVICES

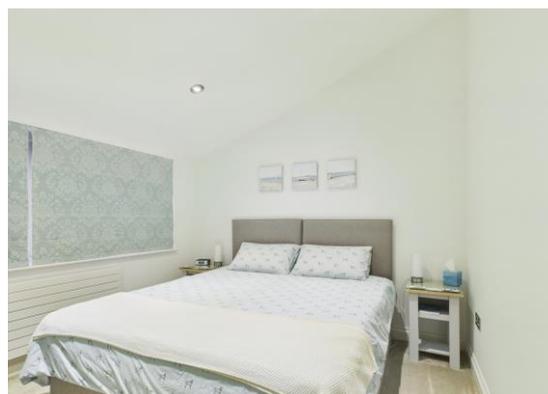
Mains water, mains drainage, mains electric and mains gas.

AGENT'S NOTES

Please be advised that the property's Council Tax Band is band 'E'.

LEASEHOLD INFORMATION

The house has a 999 year lease commencing 1st January 2012 and the current service/maintenance charge is £2144.87 per annum to include gardening, outside cleaning, refuse rental, repairs, pest control, flood gate maintenance, window cleaning, accountancy and external redecoration. Buildings insurance is currently £740.33 per annum.

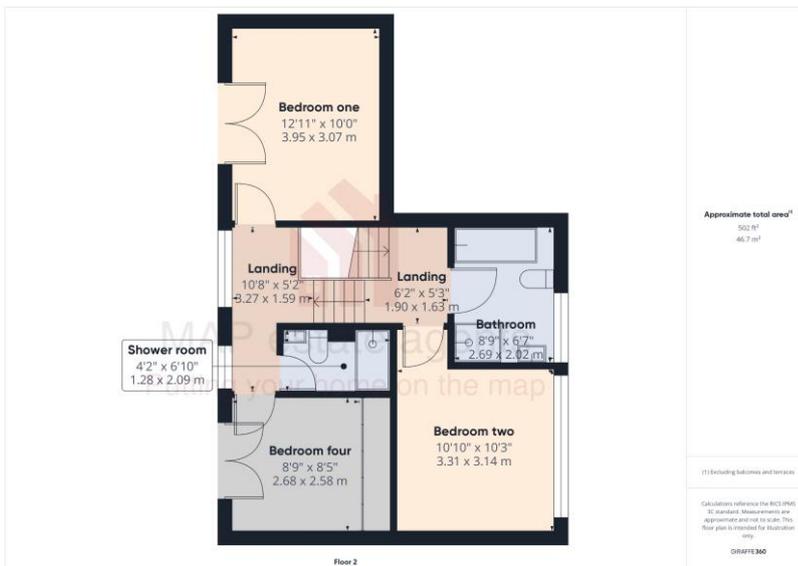
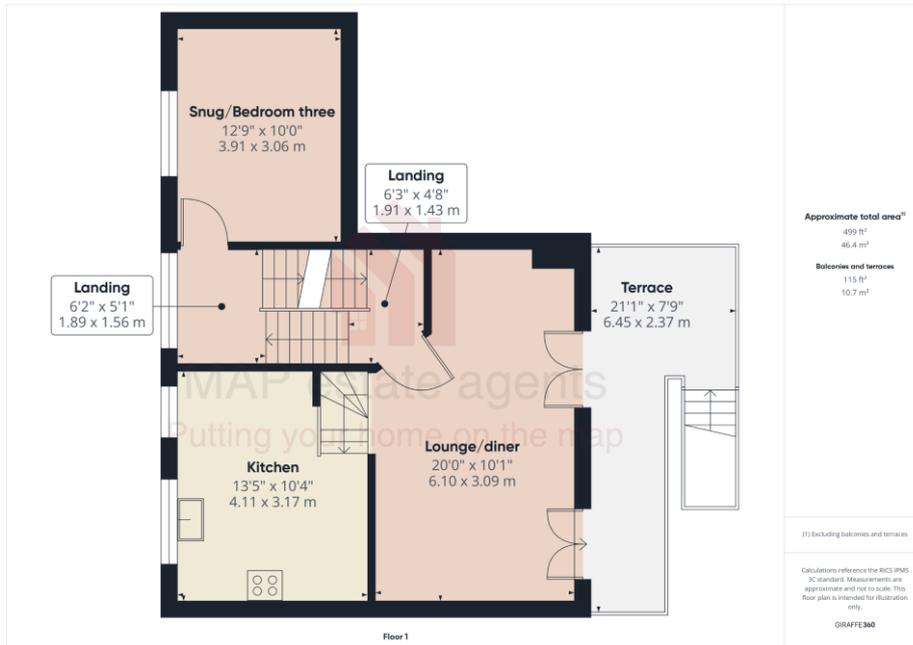
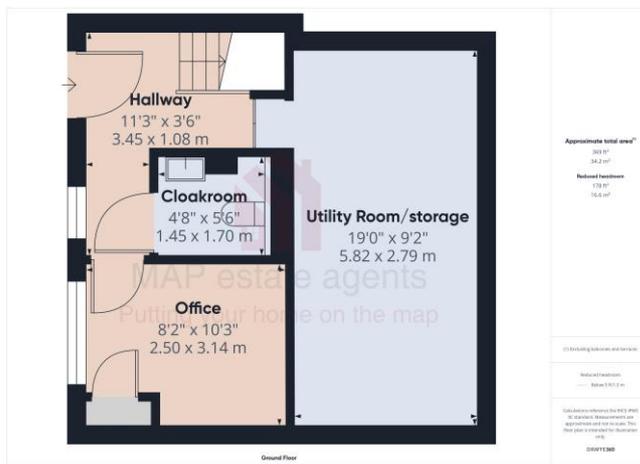


Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		82	89
		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Beautifully presented house, unique development
- Accommodation arranged over three floors
- Four bedrooms, snug/bedroom three
- Multi-functional room on ground floor
- Lounge/diner with galleried modern kitchen
- Lounge opening to veranda
- Presented to a high standard
- Bathroom, shower room, ground floor cloakroom
- Lovely green outlook, countryside walks close by
- Easy access to Falmouth, Truro, Mylor



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