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**Riverside,
Perranarworthal, Truro**

Guide Price £400,000
Freehold





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Property Introduction

This sizeable Grade II listed end of terrace house dates back to around 1740 and used to serve as a Counting House for the nearby Perran Iron Foundry. There are many remaining period features, such as stained glass half glazed door and vault door, feature fireplaces and high ceilings.

The property consists of four bedrooms (two en-suite), a generous sized lounge, dining room, office space, ground floor bathroom, a modern updated kitchen and a lovely garden to enjoy which is divided into three areas at the rear of the property.

There is also parking space to the front.

All located within easy access to Falmouth, Truro and Penryn and a Public House.

Anyone seeking a character house should read on.....

Location

Positioned conveniently for both Truro and Falmouth and situated just yards away from the popular public house The Norway Inn. There is a regular bus service along the A39 and a train station a few minutes drive away at Perranwell Station, both of which provide travel to the city of Truro and beyond and in the other direction to the harbour town of Falmouth. In addition, there is a school bus service from the main road and from the nearby villages of Mylor Bridge and Perranwell Station to Penryn College Secondary School. Perranwell Station boasts a well renowned Public House serving quality meals, a village community store, pre-school and junior school and the nearby village of Mylor Bridge offers similar facilities and also a dentist and doctors surgery. Mylor Harbour offers an abundance of water sports and is where triple Olympic gold medallist, Ben Ainslie first learnt to sail! Excellent dining can be enjoyed here at the harbour at Castaways, Café Mylor or indeed at the famous creekside Pandora Inn. 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 and Newquay Airport is twenty five miles distant providing regular easy access to London. The beautiful coastline town of Falmouth is just over five miles away.

ACCOMMODATION COMPRISES

Original entrance door with glazed detailing opening to:-

ENTRANCE LOBBY

Coat and shoe storage, original stained glass door with glazed side screens and fan light opening to:-

LOUNGE 22' 6" x 15' 9" (6.85m x 4.80m) maximum measurements into bay

Small paned bay window to the front with secondary glazing. A generous room with high ceilings and a feature fireplace with slate tiles and mantel over housing an open fire. Two radiators. Coving

and ceiling rose. Feature metal vault door (with original keys) to kitchen, door to dining room and stained half glazed door opening to:-

INNER LOBBY

Spotlights and coat storage hooks, door opening to:-

GROUND FLOOR BATHROOM

Flagstone flooring. Tongue and groove panelling to half height. Claw foot feature bath, pedestal wash hand basin and airing cupboard. Small paned window to the rear. Column radiator and heated towel rail.

KITCHEN 13' 2" x 10' 3" (4.01m x 3.12m) maximum measurements

Range of floor and wall mounted dove grey soft closing units with granite worktop and matching upstands over incorporating a 'Belfast' sink with drainer grooves to the side. Integrated double ovens with gas hob over, extractor above and stainless steel splashback. Integrated microwave, spaces for dishwasher and washing machine. Tiled flooring. Small paned window to rear with secondary glazing, part glazed door opening to garden and secret high level original door.

DINING ROOM 17' 4" x 12' 9" (5.28m x 3.88m) max. measurements

A generous room with a feature fireplace with slate hearth housing a wood burner. Radiator. Small paned window with secondary glazing. Double glazed French doors opening to the courtyard. Stairs to first floor and opening through to:-

OFFICE 11' 7" x 5' 10" (3.53m x 1.78m) maximum measurements

A dual aspect room with double glazed windows to two sides and a 'Velux' window. Radiator. Partial exposed granite wall.

FIRST FLOOR LANDING

A split level landing with positive air flow system installed. Radiator. Staircase to second floor. Doors off to:-

BEDROOM ONE 20' 2" x 10' 7" (6.14m x 3.22m) maximum measurements plus bay

A generous dual aspect room with double entrance doors, small paned glazed bay windows to front and small paned window to side both with secondary glazing and shutters. Window seat, feature fireplace with tiled surround, hearth and mantelpiece over, painted floorboards, fitted wardrobes to one wall and two radiators. Door to:-

EN-SUITE

Walk-in shower cubicle with inset storage, vanity wash hand basin with drawers below and mirror over with sensor lighting and low level WC. Heated towel rail. Tiled floor and tiled walls. Extractor fan.

BEDROOM THREE 9' 8" x 8' 8" (2.94m x 2.64m)

Small paned glazed window with secondary glazing. Radiator.

BEDROOM TWO 9' 5" x 8' 4" (2.87m x 2.54m)

Small paned glazed with with secondary glazing. Radiator and built-in wardrobe. Accessed from the first floor landing via a stained glass part glazed, step up with door opening to stairs leading up to:-

BEDROOM FOUR 17' 2" x 11' 10" (5.23m x 3.60m) maximum measurements, reduced height to two sides

'Velux' window. Radiator. Exposed feature beams, feature stone wall and open to:-

EN-SUITE SHOWER ROOM reduced height to one side

Shower cubicle housing electric shower, pedestal wash hand basin and low level WC. "Velux' window.

REAR GARDEN

Immediately to the rear of the property is a courtyard with a storage shed and bin storage that leads around the side of the property with a pedestrian gate out to the parking space at the front. From the courtyard a gateway with steps curving up leads up to a lawned garden. There is also a deck with mature shrubs and trees - a tranquil area to sit and enjoy the sunshine. A further deck with a fixed pagoda and built-in barbecue. The garden is generous with a selection of shrubs and plants.

OUTSIDE FRONT

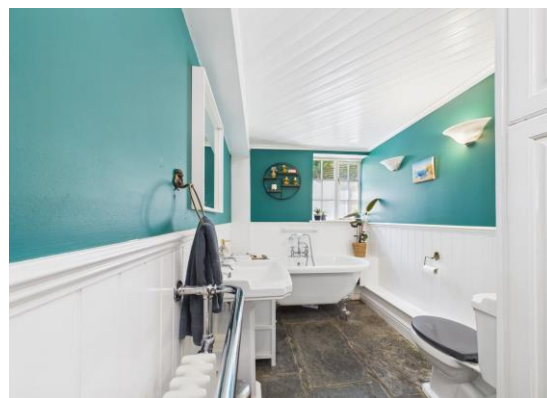
Off-road parking.

SERVICES

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

AGENT'S NOTE

The Council Tax band is band 'D'.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Grade II Listed period property
- Generous size end terrace house
- Four bedrooms (two en-suite)
- Sizeable lounge and separate dining room with high ceilings and feature fireplaces
- Modern fitted kitchen, with original vault door and 'secret' doorway
- Office off dining room
- Ground floor bathroom
- Courtyard to rear and garden
- Decked sunny seating area and covered pagoda with BBQ
- Off-road parking



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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