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COASTAL & COUNTRY



## Worthy Vale, Penhallow

Truro, TR4 9NA

Guide Price £850,000



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### Family Home with Self Contained Cottage

Located in a quiet rural setting between St Agnes and Perranporth and with easy access to Truro, Worthy Vale is a substantial period detached home set within approximately 1.5 acres of gardens, grounds and woodland, leading down to a stream. Offered to the market with no onward chain, the property combines flexible accommodation with extensive outdoor space, making it well suited to family living, multi-generational occupation, holiday let or buyers looking for annexe potential.

The main house is arranged around a large L-shaped family living space incorporating the sitting room, dining area and kitchen. Semi open-plan in design, the layout works well for both everyday family life and entertaining, with an open staircase positioned between the sitting and dining areas adding to the character of the space. The kitchen is fitted in a classic shaker style with ample storage, while a wood-burning stove provides a focal point to the sitting area.

In addition to the main living space, there is a separate laundry room and an external utility room providing further practicality. Upstairs, the main house offers three bedrooms and a family bathroom.

The interconnected cottage/annexe can function as either fully independent accommodation or as part of one larger home. It benefits from its own staircase, living room and kitchen/dining room on the ground floor, with two bedrooms and a shower room upstairs. With its own entrance, garden, and parking area, the cottage could suit dependent relatives, older children, guest accommodation or potential income use.

Outside, the property continues to offer a huge amount of versatility. The gardens, grounds and woodland extend to around 1.5 acres and include lawned gardens, mature planting, allotment areas and woodland walks alongside a stream. There is also a garden chalet which could be used as a home office, studio or occasional guest accommodation, together with extensive parking, two garages/additional outbuildings.

The property also benefits from 18 solar panels with a feed-in tariff already in place.

Worthy Vale offers a rare combination of adaptable living space, mature grounds and a peaceful setting, while remaining within easy reach of St Agnes, Perranporth, Truro and the north Cornish coast. It is truly perfect for any family looking for their forever home.

### The Main House

#### Entrance Lobby

7'8 x 5'11 (2.34m x 1.80m)

#### Laundry Room

9'11 x 5'11 (3.02m x 1.80m)

#### Kitchen

13'2 x 11'11 (4.01m x 3.63m)

#### Living Room/Dining Room

28'6 x 13'8 (8.69m x 4.17m)

#### Utility Room

13'6 x 5'2 (4.11m x 1.57m)

#### Landing

#### Bedroom

12'0 x 11'9 (3.66m x 3.58m)

#### Bedroom

13'3 x 11'5 (4.04m x 3.48m)

#### Bedroom

10'0 x 9'9 (3.05m x 2.97m)

#### Bathroom

9'7 x 6'5 (2.92m x 1.96m)

### The Cottage

#### Living Room

19'8 x 9'0 (5.99m x 2.74m)

#### Kitchen/Dining Room

16'2 x 8'11 (4.93m x 2.72m)

#### Landing

#### Bedroom

16'5 x 9'11 (5.00m x 3.02m)

#### Bedroom

11'1 x 9'5 (3.38m x 2.87m)

#### Shower Room

6'6 x 5'9 (1.98m x 1.75m)

## Gardens and Woodland

The gardens, grounds and woodland at Worthy Vale are divided into three distinct areas.

Leading directly off the family sitting room/dining room of the main house is the primary family garden, featuring a patio seating area that opens onto a lawned garden with a garden chalet that could also be used as a guest room or home office. Bordered by mature trees, hedging and established flower beds, this is an ideal space for entertaining friends and family.

To the side of the annexe is a pleasant decked seating area and a small lawned garden, offering guests or family members using the annexe their own private outdoor space.

To the rear of the property is a substantial parking area with two garages, leading through to the allotment areas, expansive lawns and beautiful woodland and stream beyond. This whole area is a dream for both children and adults alike, offering a real sense of escapism from everyday life, with space to grow fruit and vegetables, room to play and plenty of areas to simply relax and enjoy the surroundings.

The grounds are a major selling point of this substantial family home and play a huge part in making the property such a special place for the whole family to enjoy.

### Garden Chalet

15'4 x 11'6 (4.67m x 3.51m)

### Garage (1)

32'6 x 17'0 (9.91m x 5.18m)

### Garage (2)

25'8 x 16'5 (7.82m x 5.00m)

### Directions

Sat Nav: TR4 9NA

What3words: ///hazel.bubble.available

For further information please contact Camel Coastal & Country.

## Property Information

Age of Construction: 1900

Construction Type: Stone and Block

Heating: Oil and Solar

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: F

EPC: E

Tenure: Freehold

Garages are asbestos construction

## Agents Notes

VIEWINGS: Strictly by appointment only with Camel Coastal & Country, Perranporth.

## MONEY LAUNDERING REGULATIONS

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

## PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

## DATA PROTECTION ACT 2018

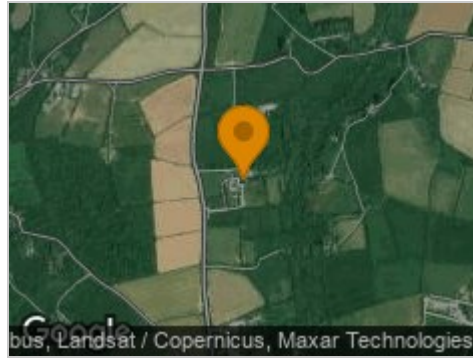
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



## Road Map



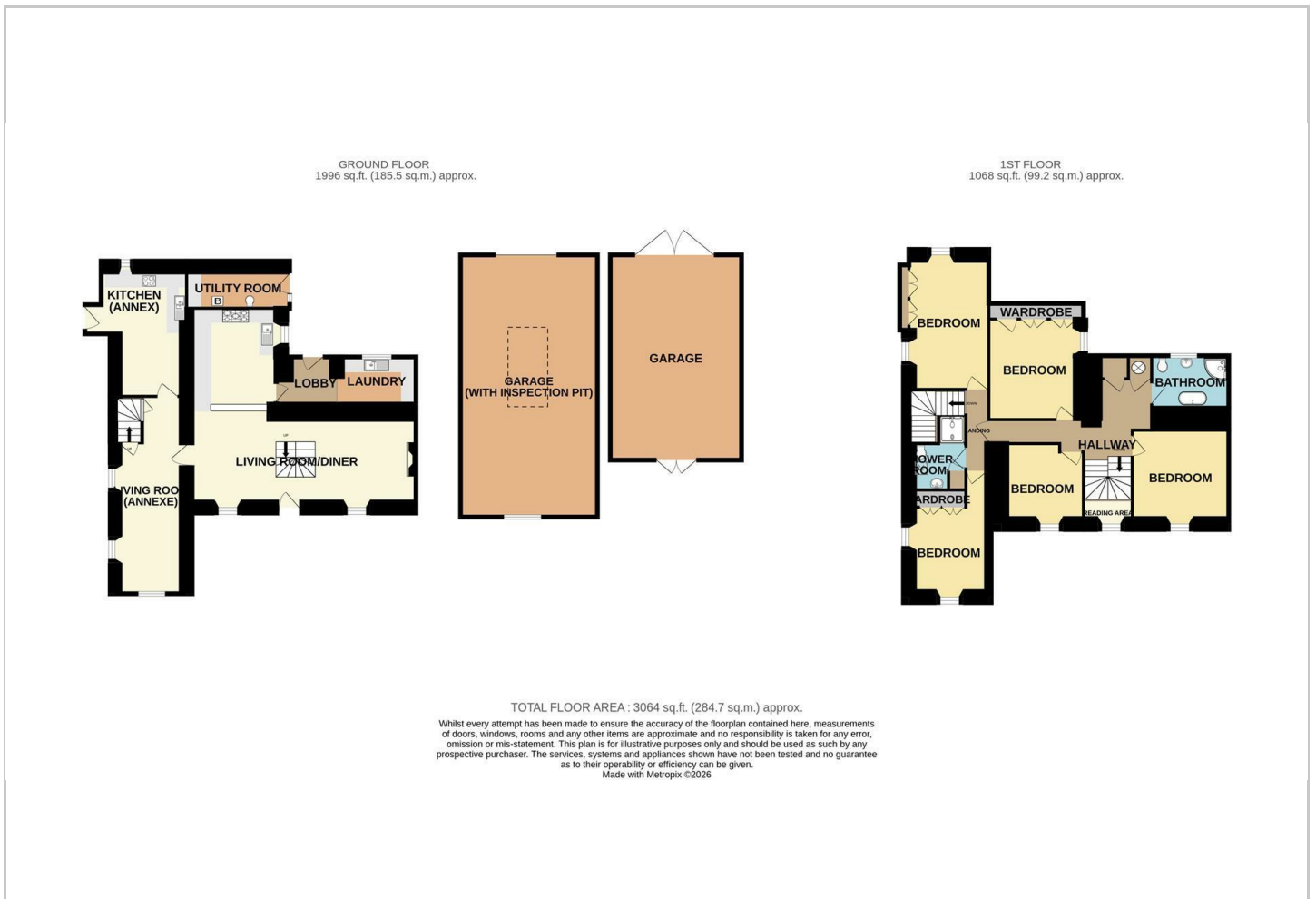
## Hybrid Map



## Terrain Map



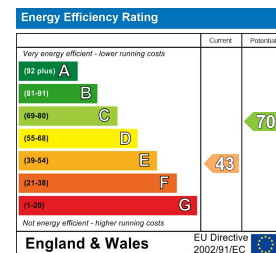
## Floor Plan



## Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.