

STRINGERS
PENPOL, NR TRURO

JONATHAN

CUNLIFFE

Stringers, Ropewalk, Penpol, Truro TR3 6NS

A superb remodelled and extended contemporary modern home between Falmouth and Truro in the waterside village of Penpol, with a wonderful open-plan living area and far reaching views over Restronguet Creek.



- Recently remodelled, updated and extended
- Fabulous open-plan living area • 3 bedrooms
 - Southerly views over Restronguet Creek
- Double garage and generous parking • Large private gardens
- Planning consent for further enlargement • EPC C, Council Tax Band F
 - Freehold • 1758 sqft







SETTING THE SCENE

Penpol is a charming creekside village on the north shore of Restronguet Creek just five miles south of Truro.

Popular with water sports and wildlife lovers, Restronguet Creek resembles an inland tidal lake, where twice each day the tide draws seawater from the Carrick Roads through a narrow gap called the 'gut', by the landmark thatched Pandora Inn. There is public quay and slipway a short walk from the house.

Amenities in nearby Devoran include a doctors’ surgery, village hall, highly regarded primary school, church, and the popular Old Quay Inn pub. There is a village shop in Carnon Downs (1.5 miles), while Truro offers extensive shopping, theatre, restaurants and a mainline station to London. Golf is available in Truro and Falmouth, with the historic port of Falmouth about eight miles away. The area enjoys access to not only boating and sailing waters but also to excellent country walks, numerous bridle paths and the excellent Bissoe Trail, a cycle path that starts at Devoran and finishes on the north coast at Portreath.

HISTORY

During the 18th and 19th centuries, Restronguet Ceek was an important industrial waterway, navigable by ships of considerable size, which brought pit props from Norway and Wales for the tin mines of mid-Cornwall; coal from Wales for the smelting works at Point, for the railway and mine engines and for people's homes; lime to slake the acid soil on surrounding farmland; and transported copper ore, which had been brought down the Carnon Valley by the Redruth and Chacewater railway. Indeed, for a period in the 1800's, it is said Devoran was the busiest port in England after London.

Today the Creek is recognised for its beauty, its wildlife and its industrial heritage. Every summer, the Point & Penpol Regatta takes place attracting a great variety of sailing craft which make for a colourful spectacle as they race around the creek.

THE TOUR

Originally built in the 1970s, Stringers is set in a generous plot situated off a quiet back lane, commanding wonderful elevated views down over Restronguet Creek.

Inside the home is centred around a truly fabulous, light and spacious, split-level living area, with sitting/dining areas and a well-planned kitchen.

The house has been significantly remodelled, updated and extended by the current owners, with upgrades including re-wiring, re-plumbing and hot water system, insulation, under-floor heating, new kitchen and appliances by AEG, new utility room and bathrooms.

In addition, there is current planning consent for a further extension providing a 4th bedroom - and the electric/plumbing prep' work for this has been carried out in readiness, should the next owner wish to improve this already very appealing home further still. Full planning information can be found on the Cornwall Council website using the reference PA21-10682.

STEP OUTSIDE

Stringers enjoys large, mature gardens with a variety of established trees and shrubs on the south-easterly side of the property affording the property much privacy, and with many recent landscaping improvements on the upper side including new patio/paving, freshly tarmacadam driveway and a new (heated) greenhouse.

There is a detached double garage and parking/turning space for several vehicles.

SERVICES

Mains water and electricity, private drainage with septic tank and oil fired central heating and underfloor heating.

Solar PV system with Feed-in-Tariff paying 22.4 pence per unit. Ends 2034.

FTTC (Fibre To The Cabinet) broadband is in the area

Please be aware we cannot confirm that all these services comply with current regulations

DISTANCES (all distances approximate)

Devoran 0.5 miles, Carnon Downs 1.5 miles, Truro 5 miles, Falmouth 8 miles

WHAT3WORDS LOCATION

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EPC

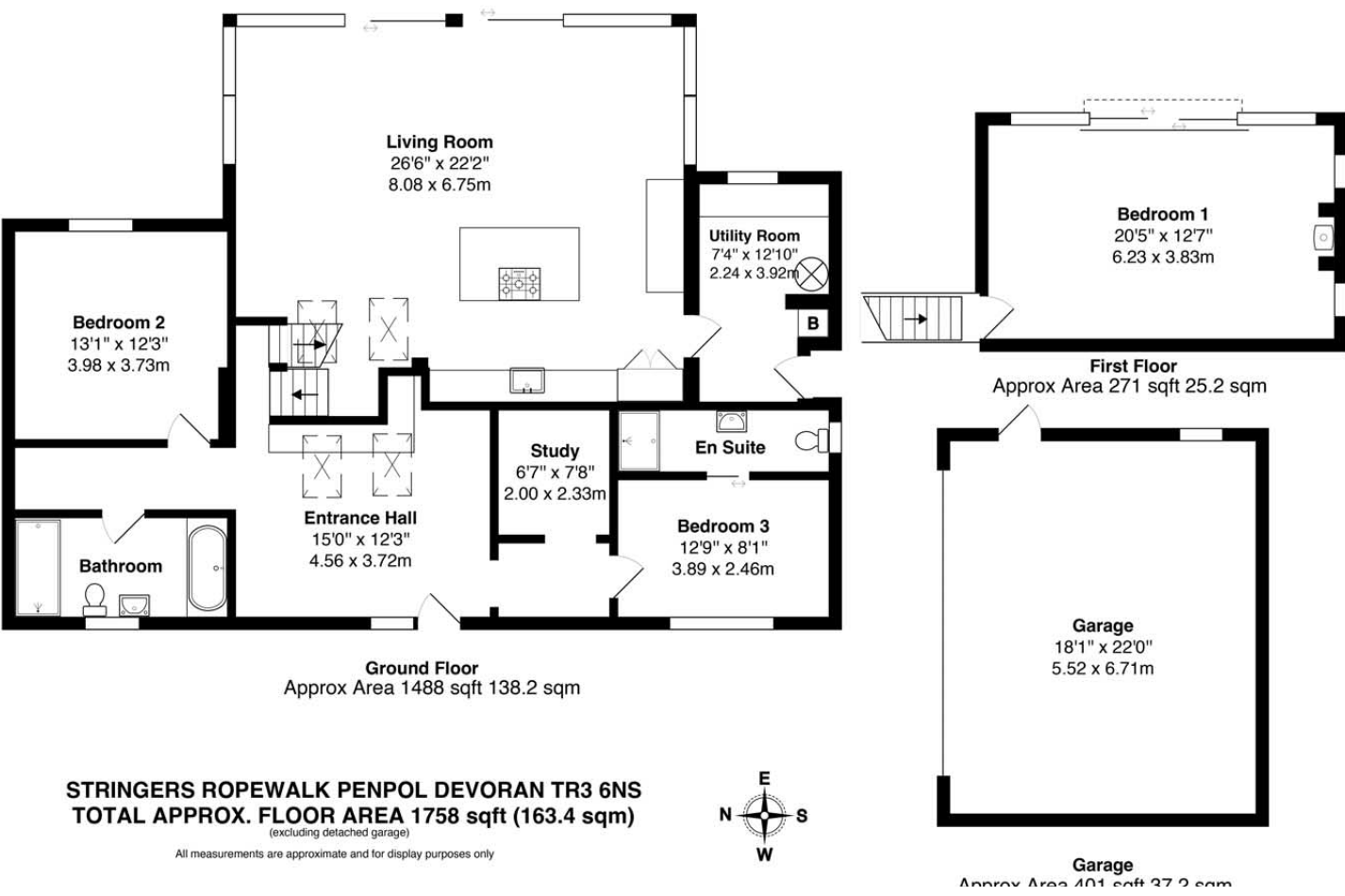
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COUNCIL TAX BAND

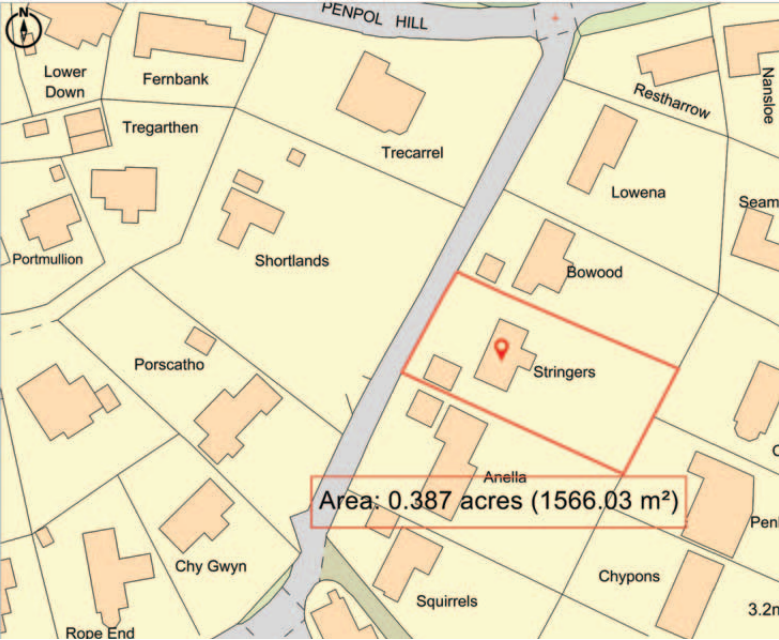
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VIEWING

Strictly by appointment with Jonathan Cunliffe. Prior to making an appointment to view, we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



ANTI-MONEY LAUNDERING REGULATIONS - It is a legal requirement that we receive verified identification from all buyers before a sale can be formally instructed. Your cooperation on this matter is much appreciated to ensure there is no unnecessary delay in concluding a sale. We will inform you of the process once your offer has been accepted.

SOURCE OF FUNDING - Prior to agreeing a sale, we are legally required to obtain a evidence of the source of your funds to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays and will inform you of what we require prior to agreeing a sale. Our preference is to use our digital compliance partners LandmarkAgent, more information will be given when an offer has been made.

IMPORTANT NOTICE - Jonathan Cunliffe, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of clients or otherwise. They assume no responsibility for any statement that may be made in these particulars, which do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Jonathan Cunliffe have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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