# Goonvrea Farm Bungalow

Perranwell Station, Truro,
TR3 7RT

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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Goonvrea
Farm
Bungalow

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## Perranwell Station Truro TR3 7RT

DETACHED BUNGALOW IN RURAL LOCATION WITH LARGE GARDENS APPROACHING 1.5 ACRES.

In a quiet rural setting yet within easy reach of Truro, Falmouth and the south coast.

Enjoying complete privacy with fabulous south facing gardens and far reaching views.
Five bedrooms - Two with en suite and dressing rooms, large sitting room, kitchen, dining room, two conservatory's bathroom and cloakroom.

Fabulous enclosed gardens and grounds including formal gardens with swimming pool, orchard and woodland.
Attached double garage. Further detached double garage/tractor shed. Various Outbuildings.
Two entrances including a lovely wooded driveway to the rear and lots of parking.
Oil fired central heating. Photovoltaic panels providing income from the feed in tariff and further array with battery storage.

In all about 1.5 Acres.
Freehold. Council Tax Band F. EPC - D

## Guide Price £1,000,000

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## GENERAL COMMENTS

The location of Goonvrea Farm Bungalow is very special indeed and within an area that is notably unspoiled; rolling farmland predominates and high Cornish hedgerows are attractively wooded. It enjoys a quiet rural setting on the edge of Perranwell Station yet is within a mile of village facilities and strategically positioned for quick access to Truro, Falmouth, Mylor marina for sailing and the A30 for quick commuting. The cathedral city of Truro is approximately six miles away which is the capital of the county with excellent shops, restaurants, private and state schools and main line railway link to London. The property is surrounded by fantastic mature gardens that extend to 1.4 acres with heated swimming pool and numerous outbuildings as well as garaging for six cars. The whole of the land slopes gently to the south and catches sun all day through to sunset. The property will suit a wide range of persons looking for that special country home with complete privacy yet not too far away from Truro and Falmouth.

## THE PROPERTY

A very spacious detached single storey country home designed to take full advantage of the south facing site with fine views over the surrounding gardens, adjoining fields and countryside beyond. All of the rooms are of a good proportion with high ceilings and large windows affording plenty of natural light. There is lots of living space including a spacious sitting/dining room, two conservatories and fitted kitchen plus a family bathroom and cloakroom. There are five bedrooms, two have en suite shower rooms and dressing areas. The accommodation is extremely versatile and easily split to provide an annexe for a dependent relative. The large attached garage has high electric roller doors, designed for a motor home and has potential for conversion subject to consent. Photovoltaic panels reduce electricity costs and provide income from the feed in tariff. A further array has battery storage. An internal viewing is essential.

## LOCATION

Perranarworthal with neighbouring Perranwell is a very popular and thriving community almost midway between Truro and Falmouth and easily accessible. The village has a range of facilities for day to day needs including church, public houses, primary school as well as a modern village hall with its associated range of social activities. The area is also well placed for access to the creeks of the Fal Estuary and Mylor Yacht harbour with its deep water moorings is literally just a few minutes drive away. The city of Truro with its Cathedral and fine shopping centre is about seven miles.

In greater detail the accommodation comprises (all measurements are approximate):

## LARGE ENTRANCE PORCH

5.83m a 1.22m (19'1" a 4'0")
Windows overlooking the front garden and countryside beyond. Half glazed door to:

## ENTRANCE HALLWAY

Parquet flooring. Glazed French doors opening to sitting room. Door to kitchen.

## CLOAKROOM

Low level w.c, wash hand basin, heated towel rail. Frosted window. Tiled floor.

## KITCHEN

4.63m x 3.31m (15'2" x 10'10")
A twin aspect room with windows overlooking front and side gardens. Excellent range of Schreiber base and eye level units. One and a half bowl stainless steel sink/drainer with kettle tap, integral fridge. Rangemaster cooker with LPG hob, two ovens and grill. Tiled floor. Extractor fan, radiator, loft access. Glazed door to:

## SIDE CONSERVATORY

9.90m x 2.30m (32'5" x 7'6")
Windows overlooking the side garden and entrance drive. Solid glass roof. Tiled floor. Utility area with Belfast sink, space and plumbing for washing machine, space for tumble drier and storage cupboards. Sliding patio doors to side garden and doors to front and rear gardens. Radiator.

## SITTING/DINING ROOM

7.38m x 5.86m (24'2" x 19'2")
A large, well proportioned twin aspect room with windows overlooking the rear and side gardens and sliding patio doors opening to the conservatory. Feature fireplace with integral gas fire, wood surround and mantle. Two radiators, telephone point. Dining area has a parquet floor.

## CONSERVATORY

4.24m x 3.90m (13'10" x 12'9")
Enjoying fabulous views over the rear garden with two sets of sliding doors opening into the garden and also onto a gravel patio for sitting out. Glass pitched roof, tiled floor.

## INNER HALLWAY

Leading to bedroom area.

## BEDROOM ONE

4.20m x 3.35m (13'9" x 10'11")
Picture window to front enjoying far reaching countryside views. Built in wardrobes, radiator, television point. Door to:

## DRESSING ROOM

2.88m x 1.44m (9'5" x 4'8")
Built in mirror fronted wardrobes. Window to front with views. Door to:

## EN SUITE SHOWER ROOM

A white suite with low level w.c, corner vanity sink unit, double shower with Mira shower, electric shaving point, heated towel rail, tiled floor. Frosted window.

## BEDROOM TWO
3.87m x 3.64m (12'8" x 11'11")
French doors opening into rear garden and enjoying views. Radiator. Door to:

## DRESIING ROOM
2.88m x 0.93m (9'5" x 3'0")
Sliding mirror fronted wardrobes, Velux window. Door to:

## EN SUITE SHOWER ROOM
Low level w.c, double shower with Mira shower, corner vanity sink unit, heated towel rail, tiled floor, electric shaving point, loft access.

## BEDROOM THREE
3.33m x 2.31m (10'11" x 7'7")
Picture window to front enjoying far reaching countryside views. Built in wardrobe. Radiator.

## BEDROOM FOUR
3.35m x 3.33m (10'11" x 10'11")
Window to front enjoying views. Built in wardrobe. Radiator.

## BATHROOM
2.40m x 2.40m (7'10" x 7'10")
A white suite with low level w.c, vanity sink unit, panel bath, separate double shower cubicle, heated towel rail, mirror fronted cabinet, electric shaving point. Frosted window to rear.

## BEDROOM FIVE/STUDY
2.40m x 2.11m (7'10" x 6'11")
Window overlooking the rear garden.

## OUTSIDE
Goonvrea Farm Bungalow is located towards the end of Tanners Lane which is a scheduled bridleway. There are two entrances including a long sweeping driveway that meanders through trees to the side of the property and additional parking. The main entrance at the front has parking for four cars and access to both garages. The main gardens are to the rear and side, the front garden is beautifully planted with shrubs and plants and enjoys far reaching views.

## ATTACHED DOUBLE GARAGE
7.43m x 7.11m (24'4" x 23'3")
A large garage with height for a motor home if required. Three high electric roller doors. Two double glazed windows to side and double doors to rear garden enabling vehicular access to the rear garden. Light and power. The garage has insulated cavity walls and potential to convert into additional accommodation subject to consent

A five bar gate opens from the lane into a further drive that leads to additional parking.

## DOUBLE GARAGE/TRACTOR SHED
7.88m x 6.36m (25'10" x 20'10")
Two double doors, light and power.

## GARDENS AND GROUNDS
The dwelling is surrounded by fabulous mature gardens that provide privacy and separation from neighbours. The rear garden is mainly laid to lawn with magnificent trees interspersed with specimen shrubs and plants as well as many mature apple trees. At the bottom of the garden is a large natural pond and the whole garden is a haven for wildlife and birds. The swimming pool is enclosed and heated by solar panels. There is a greenhouse and potting shed with outside tap and large vegetable garden.

## ORCHARD AND WOOD
A gate leads from the rear garden into the side garden where the current owners have establishes an amazing woodland and apple orchard which is magnificent. Lots of Cornish apple trees and specimen trees have been planted and are well established interspersed with lawns and other mature shrubs and fruit trees including pear, walnut, cherry, plums and medlar. Wide mowed pathways meander through the trees creating lovely walks and there are far reaching countryside views from the rear boundary - the whole garden is enclosed. A summerhouse has been strategically positioned to enjoy the peaceful, wooded setting.

## SERVICES
Mains water and electricity. Private drainage. Oil fired central heating.

## N.B
The electrical circuit, appliances and heating system have not been tested by the agents.

## VIEWING
Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

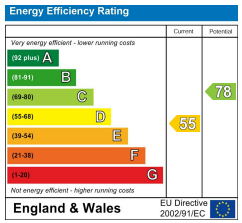
## DIRECTIONS
Proceeding from Truro take the A39 to Falmouth and proceed to Perranarworthal passing the Norway Inn on the right hand side. Take the next right hand turning signposted Perranwell and carry on up this hill to a crossroads turning left into Trewinnard Road. At the end of the road turn left and second left into Tanners Lane. Goonvrea Farm Bungalow will be found on the left hand side.

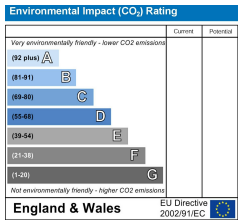
## Ground Floor

Approx. 249.8 sq. metres (2689.1 sq. feet)

Total area: approx. 249.8 sq. metres (2689.1 sq. feet)

**Goonvrea Farm Bungalow, Perranwell**

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