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ROHRS & ROWE



## Cosawes Ponsanooth, Truro, Cornwall, TR3 7EJ

£1,600,000

A gorgeous country residence set within approximately 10.5 acres of beautiful grounds, complete with a charming 2 bedroom cottage, conveniently located between Truro and Falmouth.

This idyllic property lies on the edge of the village of Ponsanooth, in a highly advantageous position between Truro and Falmouth, offering easy access to St Agnes and Godrevy on the North Coast. The property's history dates back to its mention in the Domesday Book of 1086.

The house itself is a charming and elegant residence overlooking its stunning grounds, affording a great deal of privacy. Upon entering, there is an immediate sense of calm, with a broad entrance hallway that draws you in. The generous sitting room and dining room lie to either side of the hall, each offering comfortable accommodation with an open fire and a wood-burning stove, respectively.

Beyond lies the kitchen, featuring a central island, and to one side is a delightful breakfast room with a vaulted ceiling. Above, a large mezzanine provides an ideal study area, with an office space and shower room located beneath. A staircase rises from the hallway to a wide landing area.

The master suite is simply gorgeous, enjoying views over the grounds, and there are three further bedrooms, all supported by a very stylish bathroom.



## Cosawes Barton Cottage

The cottage is a very attractive property that has recently been renovated and could provide additional accommodation, ideal for multi-generational living for extended family. EPC E

### Location

The property is conveniently located on the edge of the village of Ponsanooth, which offers a range of local amenities including a shop, pub, and school. Just a short drive away is Restronguet Creek at Devoran, a popular spot for all manner of water sports enthusiasts, including sailing, kayaking, and paddleboarding.

The picture-perfect Pandora Inn at Mylor is a highly favoured destination on a fine summer's evening. Mylor Harbour provides excellent boating facilities and access to the renowned sailing waters of the Carrick Roads, enabling trips across the stunning Falmouth Bay to St Mawes, or onward to the Helford River.

Falmouth is just four miles away and offers an excellent selection of independent shops, restaurants, and bars, as well as beautiful sandy beaches and further boating opportunities. Truro, the county's capital, offers leading educational options, with both private and state schools available.

### Distances

Ponsanooth 0.3 Mile • Falmouth: 4 Miles • Mylor Harbour 5 Miles • Truro: 7 Miles • Helford River at Helford Passage: 7.8 Miles • St. Mawes: 12 Miles (via ferry) • St Agnes: 12 Miles • Newquay Airport: 26



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
78	78	G	G
73	73	F	F
69	69	E	E
65	65	D	D
61	61	C	C
57	57	B	B
53	53	A	A
49	49		
45	45		
41	41		
37	37		
33	33		
29	29		
25	25		
21	21		
17	17		
13	13		
9	9		
5	5		

