



Courtyard House,
Penmount, Truro

LODGE & THOMAS
ESTABLISHED 1892

Courtyard House,

Penmount, Truro, Cornwall TR4 9AA

Guide Price - £775,000 Freehold

An interesting and highly adaptable homestead that could suit somebody needing space to work from home, or potential for multi-generational living, set within 5.73 acres, only moments by car from Truro City centre.

- Flexible 3 – 4 bedroom, 2 reception room farmhouse
- Large refurbished single storey outbuilding used as studio/workshop
- Additional detached barn for animals or storage
- Grounds extending to 5.73 acres including paddock, young woodland and generous gardens
- Peaceful rural setting with gorgeous views over Idless Valley
- Excellent off-road location between Truro and the A30



The Property

A detached former farmhouse, believed by its current owners to be in the region of 200 years old and which during their 14 years custody has been extended and improved to create a flexible family home.

At ground floor there is a dual height entrance hall, downstairs wc, bright lounge, second living room/dining room, study and a large kitchen.

At first floor there are three bedrooms, the master with en-suite, shower room, family bathroom and linhay.

Practical improvements include double glazing, a wood pellet powered boiler for hot water, cooking and central heating, complemented by a solar water heating system.

Outside there is a part block / part timber barn (13.28m x 7.87m) together with a single storey outbuilding (7.22m x 6.23m), currently used as a workshop/studio and has insulated walls together with a PV array, generating electricity aiding the economical running of the house. There is a small shed (formerly housing an electric kiln for pottery) and two further stores for garden equipment, bicycles etc.

The extensive gardens enjoy a bright open aspect with a small orchard to one corner. The gardens open into a slightly sloping paddock approaching 4 acres, which in turn drops down to a steeper section of around 2 acres, which has been planted with young trees. From the paddock the property enjoys the most wonderful views over the beautiful wooded Idless Valley and towards Carland Cross countryside.







Denotes restricted head height

Approximate Area = 1761 sq ft / 163.6 sq m
Limited Use Area(s) = 19 sq ft / 1.7 sq m
Outbuildings = 2068 sq ft / 192.1 sq m
Total = 3848 sq ft / 357.4 sq m

For identification only - Not to scale

EPC C Council Tax Band E

Services

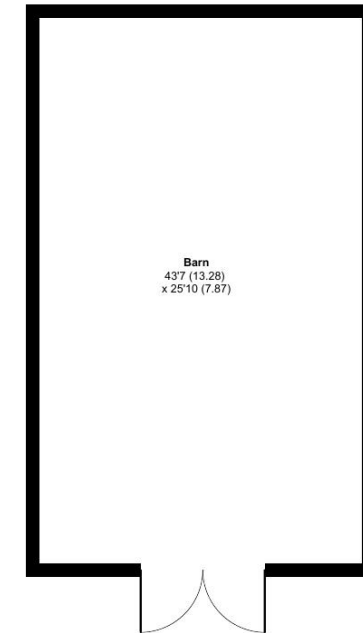
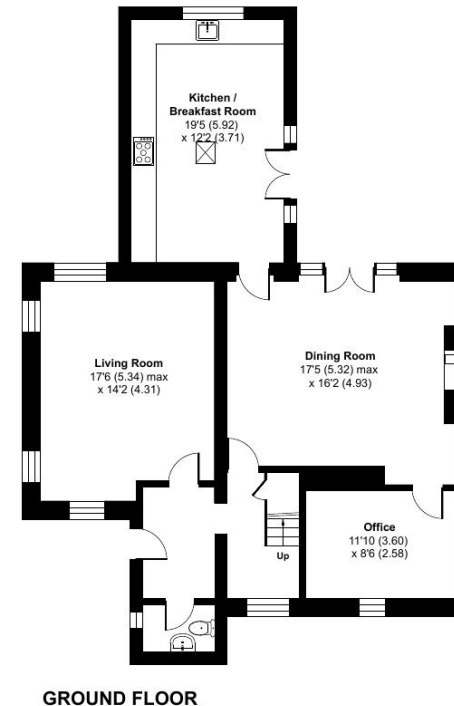
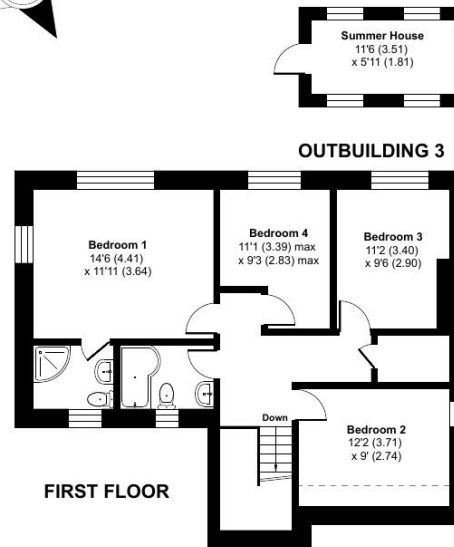
Mains electricity and water are connected to the property. Solar panels for generating electricity and heating water. Private drainage system shared with the neighbours. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

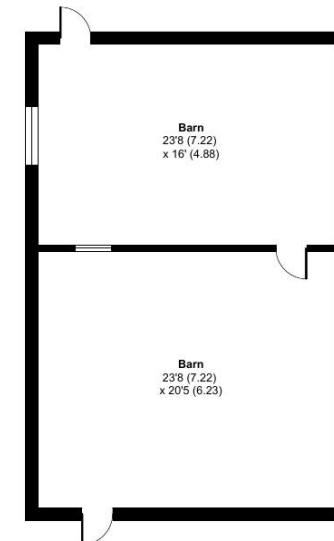
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Particulars & Plan

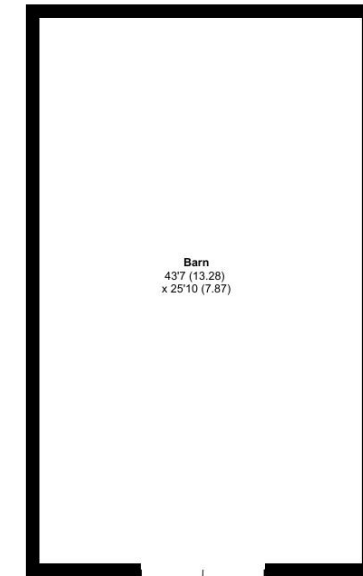
Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



OUTBUILDING 1



OUTBUILDING 2





Location

Enviably located on the north-eastern fringe of the Cathedral City of Truro and enjoying delightful rural surroundings, this home is hidden away from the hustle and bustle of every day life, ½ a mile north of the A390 which connects Truro with the A30 at Carland Cross only X miles away. It is well placed for the easiest of access into Truro with Waitrose and the Park and Ride X miles away, Truro School X miles, the beautiful Cathedral in the town centre X miles and the mainline railway station X miles. The property is situated above and overlooking the stunning Idless Valley, a hugely loved venue for walkers, runners and cyclists.

Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722.

Email: property@lodgeandthomas.co.uk

Directions

From Truro City centre, head out of Truro on the A390. Shortly after leaving Truro take the first turning left and Penmount Crematorium and about ½ a mile down the lane bear right into an unmade driveway signposted Courtyard House.

what3words///rider.flies.images





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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

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