



7 Goonvrea

Perranarworthal



Perranwood, 7 Goonvrea, Perranarworthal, Truro, TR3 7PN

Perranwood is a substantial detached family home set within a wonderfully private and peaceful position on a select no-through road, ideally placed for Truro, Falmouth and the highly regarded villages of Perranwell and Devoran. Occupying an exceptional plot, the property enjoys a sunny walled garden, generous driveway parking and a double garage, together with the rare benefit of access to and co-ownership of nine acres of woodland.

Distances

Perranwell Station (village centre) – 1; Perranwell Station (branchline rail to Falmouth and Truro) – 1.5; Devoran – 2; Carnon Downs – 3; Mylor Bridge – 3; Mylor Yacht Harbour – 5.5; Loe Beach (Feock) – 5.5; Falmouth – 5.5; Truro – 6.5; Helford Passage – 8.5; Cornwall Airport (Newquay) – 24.5

(All distances are approximate and in miles)

What 3 Words

/// juicy.sling.saying



The Location

Situated alongside the River Kennel leading to the upper reaches of Restronguet Creek at Devoran, Perranarworthal is conveniently located for Truro, Falmouth and the sailing waters accessed from Feock and Mylor Yacht Harbour, whilst being well-known for the highly-regarded Norway Inn.

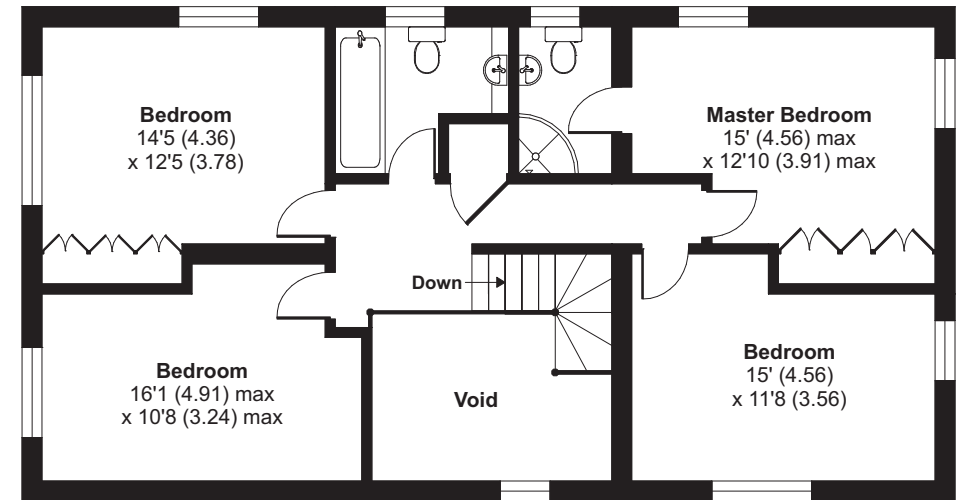
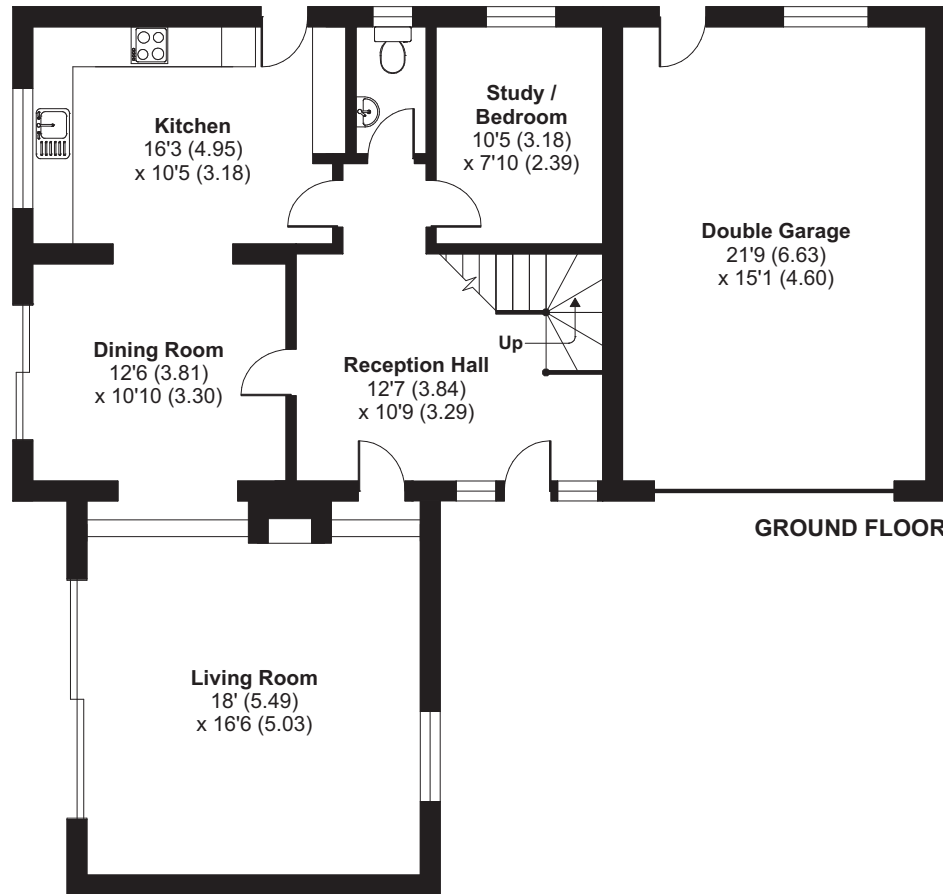
The delightful village of Perranwell Station is conveniently situated almost halfway between Truro and Falmouth, and within easy access of both the north and south coasts. This highly regarded village includes its own primary school, pub, church, post, active village hall, football and cricket clubs, together with a branch line rail link to Truro and Falmouth.

The area is incredibly well placed for the creeks of the Fal Estuary and Mylor Yacht Harbour (where Sir Ben Ainslie learnt to sail) just a short drive away, arguably some of the best day-sailing waters in the UK. Both Falmouth and Truro are approximately six miles away providing an extensive range of facilities including national class schools and colleges, hospitals, the National Maritime Museum, Hall for Cornwall and mainline railway connection to London Paddington. Cornwall Airport is just 24 miles away with a range of domestic and European flights.

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Main House = 1885 sq ft / 175.1 sq m (excludes void)
 Total = 2228 sq ft / 207 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Shore Partnership Limited. REF: 1408526

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 73 C | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

IMPORTANT NOTICE Shore Partnership, their clients and any joint agents give notice that: 1. 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 their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. 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 necessary planning, building regulation or other consents and Shore Partnership has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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The Property

- Built in 1991, bought by the current owners in 2012
- Vaulted entrance hall
- Double aspect living room with sliding doors to the garden, woodburner and vaulted ceiling
- Dining room with sliding doors to the garden
- Double aspect kitchen with fitted appliances and access to the rear garden area
- Study / fifth bedroom
- Ground floor WC
- Double aspect principal bedroom with fitted wardrobes and en suite shower room
- Double aspect guest bedroom with garden views and fitted wardrobes
- Two further double bedrooms
- Family bathroom

Garden, Garage and Parking

- Well-stocked and carefully maintained walled garden
- Predominantly laid to lawn
- Mature array of shrubs and trees including camelia, tree fern and palm
- Patio terrace extending the full width of the house with additional dining terrace and paved path to the gateway to the woods
- Access to and co-ownership of approximately 9 acres of mature woodland providing peaceful walking opportunities
- Double garage
- Driveway parking for several cars

Tenure, services and material information

Freehold. Mains electricity, water, drainage, and gas. Gas central heating.
Council Tax: band F
Broadband: FTP (source: www.openreach.com/fibre-checker/my-products)

Directions

From Truro, travel south on the A39 towards Falmouth. Continue past Playing Place, Carnon Downs and Devoran. After the Devoran roundabout, the road takes on a wooded, riverside feel and enters the small hamlet of Perranarworthal. Continue through the hamlet and turn right into Goonvrea. Continue up the hill, rounding the corner and as you approach the top of the hill, Perranwood is situated on the left.





Ben Davies
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WHERE YOU LIVE MATTERS

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