





Crescent Farm

Penhallow, Truro
Cornwall, TR4 9LX

7 Bedrooms
3 Reception Rooms
4 Bathrooms
174 Sq. Metres (main house)

Guide Price
£1,300,000



Superb equestrian property with annexe set privately in 6.6 acres near the north coast.

Occupying a simply beautiful location halfway between Perranporth and St. Agnes, with privacy and peace in abundance, this spacious family home of considerable size, style and quality, is set within an overall plot of some five acres. The plot includes a lovely mixture of pasture land, woodland, gardens and wildlife areas along with separate outbuildings including stables.

A large extension has transformed this property creating modern living spaces while retaining the character of the original farmhouse. The open plan kitchen / dining room is light and bright with dual aspect south and west facing windows and doors. The modern kitchen has a range of wall and bass mounted cabinetry with a large island with breakfast bar creating plenty of worktop space. There is a triple oven range with extractor over, dishwasher and a free standing, American style fridge/freezer. This room is ideal for a family with plenty of dining and social space. To the rear of the kitchen is a large utility room with built-in cabinets and a door leading out to the patio at the side of the house.

The sitting room takes up the full length of the original farmhouse and is separated from the kitchen by an old double fronted stone fireplace. Oak floors, thick walls with deep window reveals and a wood burning stove set within a stone fireplace create a comfortable and cosy space to relax.

To the rear of the house is a good sized double bedroom with a Jack and Jill en-suite shower room which can also be accessed from the utility room. This is an ideal guest bedroom or could be used for anyone with mobility concerns.

Upstairs there are three further double bedrooms. The two in the original farmhouse are forward (south) facing and share the family bathroom. A smaller rear room has been converted into an office and provides access via a galleried hall into the master suite. This large master bedroom is dual aspect and has a high vaulted ceiling and a Juliet balcony from which there are views over the paddocks. The contemporary en-suite shower room is of a good size.

This is a very attractive family home with plenty of space and offering a good mix of the character of a farmhouse with modern features such as a large bright kitchen and spacious master bedroom.

Outside, there is a long drive with ample parking. To the front of the house is a private lawned garden which is bisected by a stream. To the side of the house is a good sized patio area off the kitchen, ideal for al-fresco dining.

The outbuildings consist of a large barn which is divided in two and provides plenty of storage or workshop space. At one end of the barn is an office space or snug. A timber stable block opposite the barn create a yard between the two buildings. There are three stables and a tack room.

In total, the site is approximately 6.6 acres. The paddocks are to the rear of the property and around the cabin and measure approximately 4.2 acres. There is an additional 1/3 of an acre of woodland. The paddocks are easily accessible from the yard having a private drive leading around the eastern boundary with its own access from the lane. The whole site is well screened from the road ensuring privacy and security.

Set away from the house is a three bedroom cabin that is ideal as an annexe or letting unit. Built by the owner's, the cabin has, until recently, been let on an AST. The location is lovely being surrounded by a paddock. There are three double bedrooms, an open plan kitchen/dining/living room, a boot room, toilet and shower room. To the front is a patio area from which to overlook the grounds and there is a good sized outbuilding which could be a studio or summerhouse. PA23/00824 certified lawful residential use of the building.







Crescent Farmhouse





The Cabin



Surrounding Area

This delightful property sits concealed in the most beautiful hidden valley, surrounded by its own land and sheltered by lightly wooded grounds. Tucked away from busy roads and near neighbours, the location is both idyllic and peaceful with only birdsong to disturb the tranquillity. The surrounding countryside is also unspoiled.

The gardens to the front of the house are a wonderful feature providing colour and interest throughout the year. They are bisected by a small stream. To the rear of the house, visible from the master bedroom are two large paddocks of approximately 4 acres.

An equestrian yard with stables, tack room and large storage barn is at the end of the driveway and within sight from the kitchen.

The property is within hackable distance/ 5 min drive from Colrairie Equestrian Centre where they hold lots of British show jumping and British dressage events.

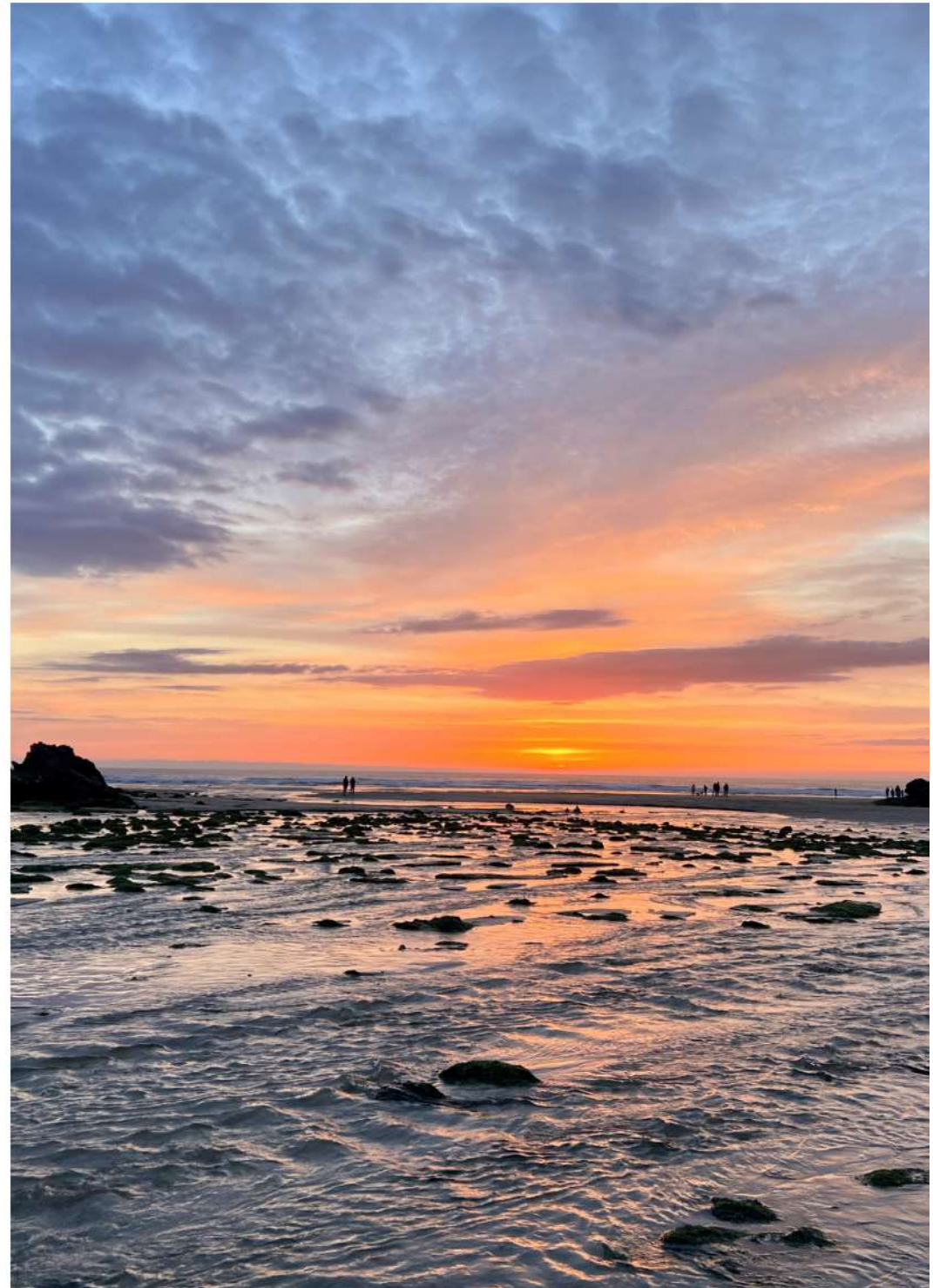
Within three miles of Perranporth Beach.

Perranporth is widely acknowledged as having one of the most popular beaches within the region attracting visitors year round. The village itself has seen significant investment in recent years and offers a range of independent businesses, Public Houses and restaurants. Perranporth boasts three miles of golden sands, clear waters, spectacular cliff walks and famous surf, attracting visitors from all over the world.

There are good primary schools nearby at Perranporth, Mithian and Goonhavern.

The City of Truro is approximately 8 miles distant and offers a wide range of amenities including schooling for all ages, including Richard Lander Secondary School and the equally well regarded, independent Truro School and Polwhele School. There are a good selection of national retailers and Truro has a main line station on the Penzance to Paddington train line.

The property is also well located for access to the A30 the main vehicular route in and out of the county. Newquay airport is approximately 30 mins drive away.



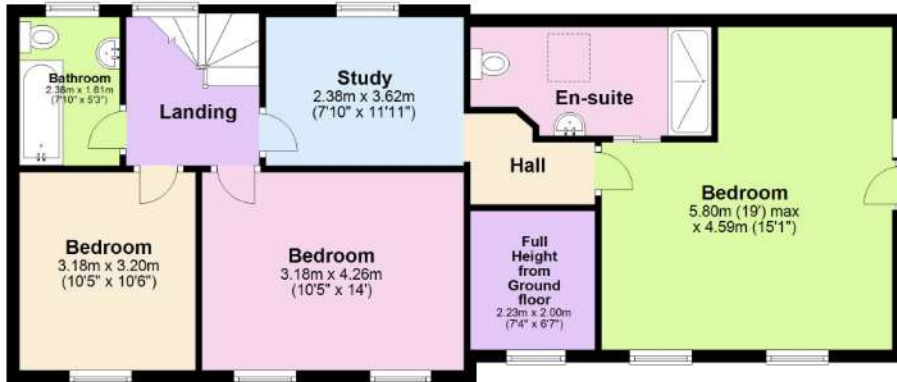
Ground Floor

Approx. 98.6 sq. metres (1060.8 sq. feet)

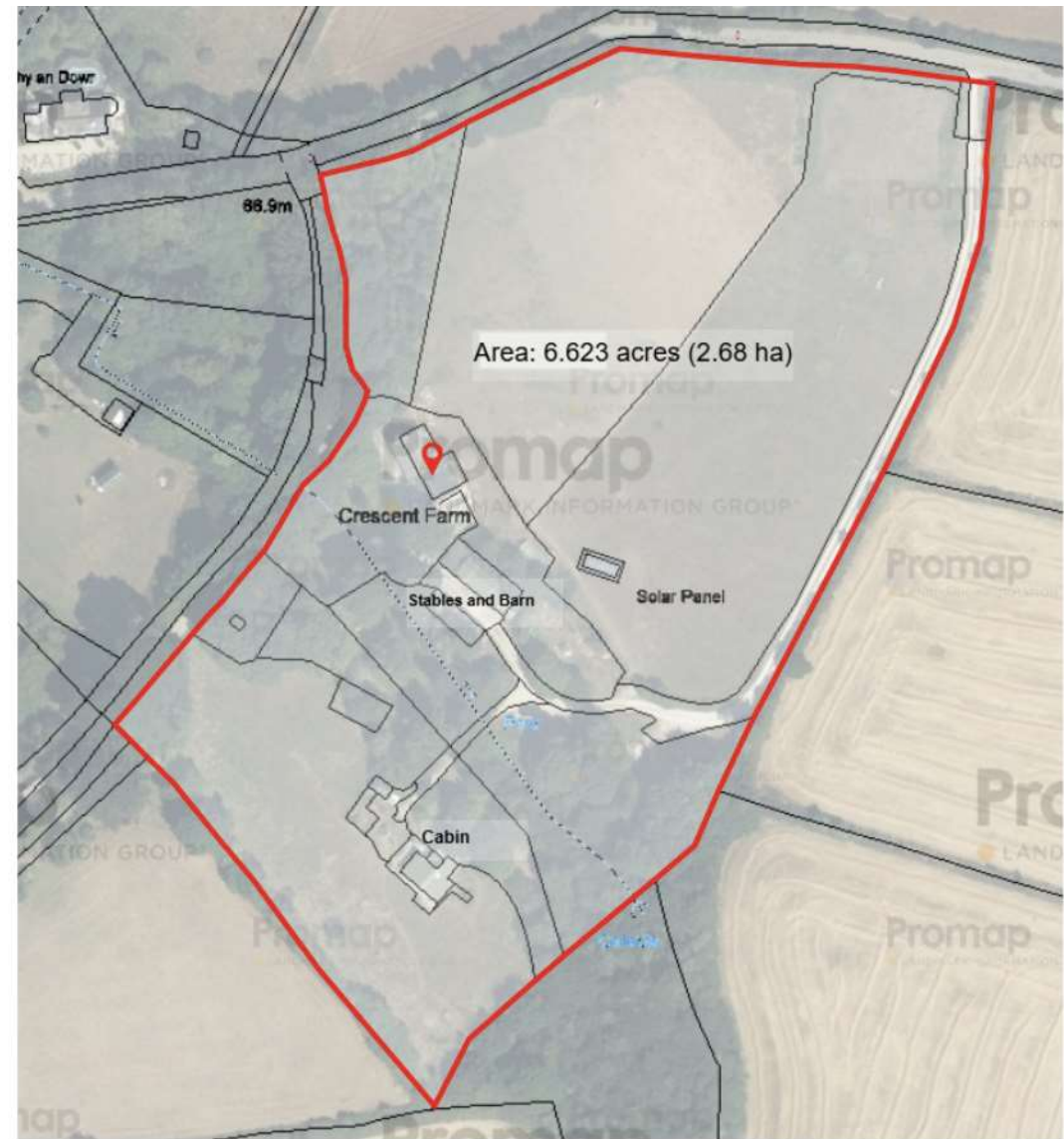


First Floor

Approx. 75.7 sq. metres (814.5 sq. feet)



Total area: approx. 174.2 sq. metres (1875.3 sq. feet)



Energy Efficiency Rating	
Current	Potential
A (92-100)	100
B (81-91)	81
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	

EU Directive 2002/91/EC
England, Scotland & Wales

Additional Information

TENURE: Freehold
 COUNCIL TAX BAND: E
 SERVICES: Mains electricity and water.
 Private drainage to a septic tank
 Solar panels



IMPORTANT NOTICE:
 Humberts and their clients give notice that: Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers / lessees should satisfy themselves as to the correctness of information given.

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