



Perranvale
Stickenbridge
Perranarworthal, Truro
TR3 7QW





3-4 Bedrooms
1 Reception Room
3 Bathrooms
182 Sq. Metres
Guide Price
£950,000



A custom built contemporary home of unique architectural design, sitting within over an acre of grounds with an elevated position offering delightful valley views.

IN THE OWNER'S WORDS

"We wanted a modern sustainable home fit for the 21st Century. To respect the location, we did not want a manicured urban garden and have worked hard to maintain a rural woodland setting for the house."

DESCRIPTION

A uniquely designed 7 year old home which is highly energy efficient and highly specified. It sits overlooking its 1.2 acres of landscaped grounds and has superb views over the Goonvrea Valley and Devichoys Wood. Its secluded location is surprising given how convenient the home is for both Truro and Falmouth. A long sweeping drive leads from a private lane up the eastern edge of the gardens towards the house. At the end of the drive is a detached single garage and carport with power and lighting. A patio with a seating area to the rear of the house becomes a walkway providing level access to the front door. The views as you approach the entrance are enchanting.

Entering the house on the first floor you are immediately drawn to the beautiful kitchen. A range of ivory and walnut cabinetry wraps to two sides of a central breakfast island with a quartz worktop. There are built in double ovens, fridge/freezer, wine fridge, and an integral induction hob. The one and a half bowl inset sink with drainer is supplemented with a separate vegetable sink with a Quooker tap over. The German handleless kitchen has LED ambient lighting under the worktops and the kitchen is flooded with natural light thanks to the floor to ceiling windows which offer lovely countryside views. The kitchen leads to a dining area which has bi-fold doors which open onto a private patio with glass balustrade, ideal for dining al-fresco and admiring the view over the gardens and woodland beyond. There is ceramic tiling across the entire first floor.

The living room is adjacent to the dining area and also feature floor to ceiling windows which perfectly frame different parts of the garden. With such large spans of glazing much care and attention was given to the quality of the doors and windows as well as ensuring high standards of insulation and effective heating to create a light airy feeling house which is incredibly energy efficient offering very low running costs.

To the rear of the first floor is a very useful office with plenty of space to work in, or potentially to be used as a hobby room, library or bedroom etc. Finally on this floor, there is a cloakroom and a large utility/boot/dog room.

Heading downstairs there is a family shower room, two double bedrooms which have fully glazed secure doors leading out to the garden and a master suite with large dressing are with plenty of built in wardrobes and a vanity table. There is a spa-like en-suite with a walk-in shower divided from the bathroom by a glazed partition. All of the household bathrooms are well specified with Villeroy & Boch Sanitaryware. To the opposite end of the house is a large, flexible use room which is currently used as a hobby room. It could be a fourth downstairs bedroom which the current owners have considered adding an en-suite fairly easily. This room is dominated by a full height window that is nearly the full width of the room. This space was originally designed as an integral garage but has been adapted to become additional accommodation. Finally, there is a generous laundry room on this floor with room for a stackable washer and dryer, plenty of storage space, a sink and an airing cupboard.

Outside there is over an acre of terraced gardens. the property benefits from plenty of mature trees around its boundary creating seclusion and shielding the house from any prevailing wind. The majority of the garden is lawned with various mature plants throughout including camellias, rhododendrons, palm trees and a magnificent Forest Flame (Pieris Japonica) Tree. Various patios offer plenty of seating and dining areas and the house and it's gardens are south-west facing.







Surrounding Area

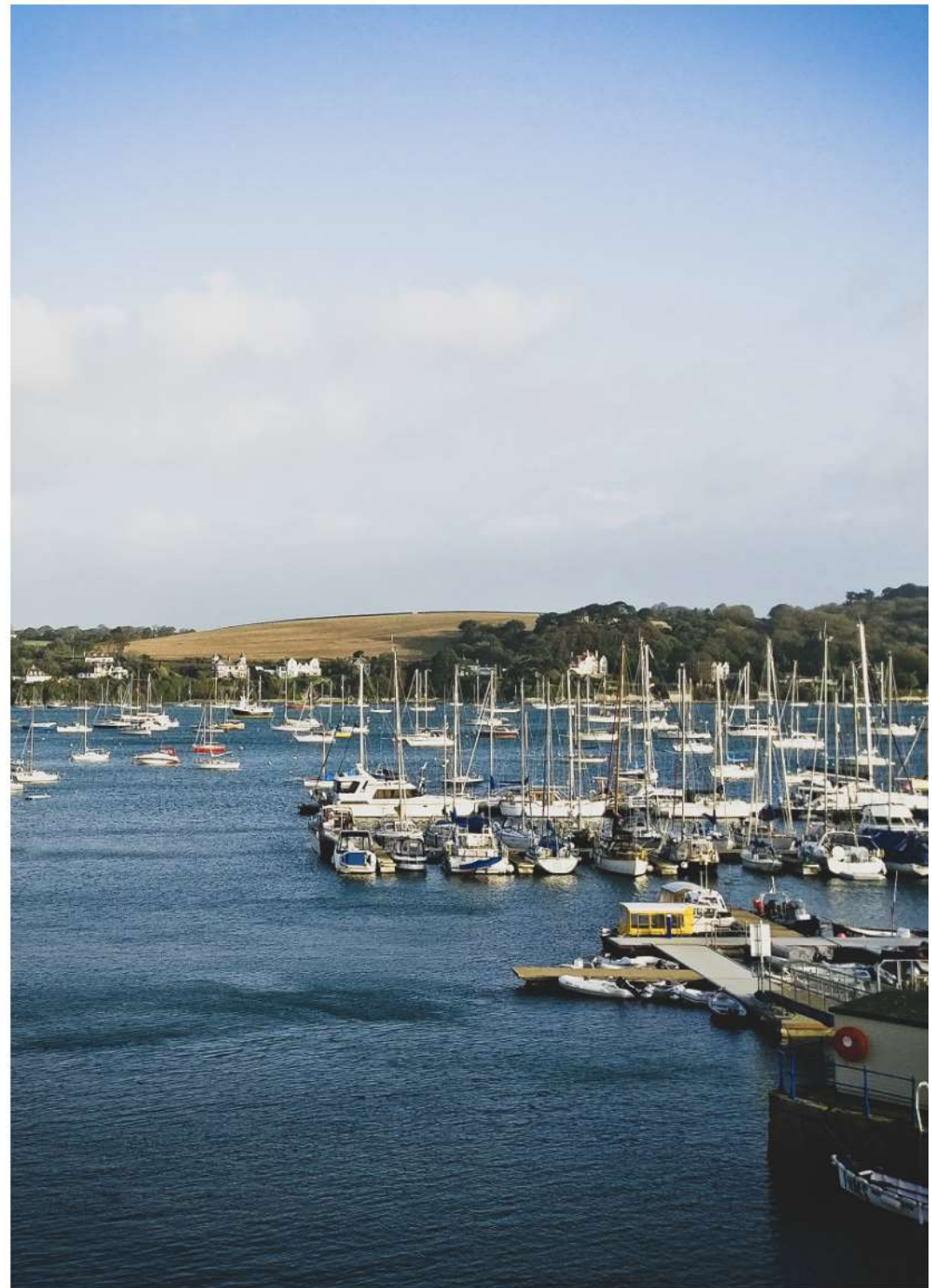
This is a superb modern home set in glorious gardens in a very convenient location. There is a footpath from the very top of the garden which gives access to a path leading to the Goonvrea Estate which in turn can lead into the village of Perranwell Station approximately 3 quarters of a mile away.

Perranwell Station can be found to the south of Truro city and has a range of every day facilities including a public house/restaurant, primary school and railway station with links to Truro and Falmouth. The adjoining area of Perranarworthal offers a parish Church and cricket ground.

Truro contains an excellent range of both national retailers and smaller specialist shops together with a theatre, cinema and numerous restaurants. There is a choice of well-regarded private and public sector schooling. Golf courses can be found at Treliske or Killiow. The city's bus station provides convenient access to many of the main Cornish towns and villages while the main line railway station connects with Plymouth, Bristol, London and beyond.

Falmouth (pictured) is based around a thriving harbour and is a gateway to the beautiful Fal River which runs through an Area Of Natural Beauty. The town is famous for its creative buzz with many art galleries displaying contemporary works and venues showcasing independent films and live bands. The many reasons to visit include, the fascinating maritime heritage; the Areas of Outstanding Natural Beauty along the Helford and Fal Rivers – perfect for walking and family days out; water sports; boat trips running from the pier and quay; and plenty of family friendly attractions. Falmouth is surrounded by several fantastic family friendly beaches and is known for its year- round events calendar.

The nearby village of Mylor Bridge offers a range of facilities including a doctors' surgery, post office, general store, newsagent and pub as well as the famous Mylor Yacht Club. The Fal estuary and Carrick Roads provide superb sailing waters.

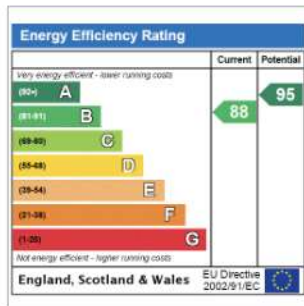
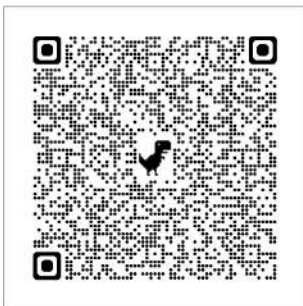




GROUND FLOOR PLAN

FIRST FLOOR PLAN

1:100 @ A3
 0 1 2 3 4 5m



Additional Information

The property has an Air Source Heat Pump with underfloor heating throughout. There is mains water with drainage to a private (Klargester) septic tank. High Speed Broadband is available. Council Tax Band: E

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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