



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9373

Offers around £795,000

9 Goonvrea,
Perranarworthal, Nr. Truro, Cornwall, TR3 7PN

FREEHOLD



Available for sale for the first time in 30 years, is this impeccably presented and maintained 4 bedroomed detached family home in a quite delightful tranquil, sylvan setting at the end of a private no-through lane in one of south Cornwall's most desirable villages. Set in delightful walled gardens facing south, with the use of 9 acres of private woodland between Truro and Falmouth and close to the sailing waters of the Fal Estuary.





SUMMARY OF ACCOMMODATION

Ground Floor: galleried reception hall, sitting room, dining room, kitchen, study, cloakroom/wc.

First Floor: landing, principal bedroom with en-suite shower room, 3 further bedrooms, family bathroom.

Outside: delightful walled gardens. Integral double garage and ample additional parking.



DESCRIPTION

9 Goonvrea is available for the sale for only the second time since it was built and for the first time in 30 years. The house represents an incredibly rare opportunity to acquire one of a small number of highly impressive homes, built in 1990 in the grounds of the original Goonvrea Manor and set amidst beautiful estate woodlands on the edges of the popular villages of Perranwell Station and Perranarworthal.

The generously proportioned accommodation is set within the original walled garden with the rear gardens facing south.

No. 9 is set at the end of the private no-through road and therefore benefits from an additional area of private front garden further enhancing its position and desirability.

The house has been impeccably kept and maintained over the years by the current owner and is of particularly generous proportions with four bedrooms, two bathrooms and three reception rooms.

There is a good sized light and spacious galleried reception hall with cloakroom/wc. Steps lead down to the dual aspect sitting room which has large doors out onto the rear sun terrace with a lovely southerly aspect over the walled gardens and the woodland beyond.

There is a separate dining room with double doors through to the kitchen and other houses on the site have opened the dining room out into the kitchen, but either way these are both delightful sunny rooms with access and/or views out over the gardens. The fitted kitchen is dual aspect with southerly windows over the gardens and access to the side of the house. There is a comprehensive range of fitted units and Neff appliances.

From the galleried reception hall there is a study which then leads through to the integral garage.

On the first floor there are four bedrooms, the principal being particularly light and spacious with a well appointed en-suite shower room. There are three further bedrooms and a recently updated family bathroom.

By virtue of its position at the end of the no-through road, the house offers a particularly tranquil location with the additional benefit of private gardens to the front, not enjoyed by the other houses on this part of the road. The house is set within the walled gardens which are to three sides of the house and the gardens themselves are mature.

There is access to all sides of the house with a broad full width paved sun terrace to take full advantage of the southerly outlook. An area of lawn forms the majority of the gardens, interspersed with some mature trees and shrubs and there are two decked sitting areas. A private gate to the rear of the garden opens into the 9 acres of mature woodland and walks.

The original Goonvrea estate was a large country house and all the owners at Goonvrea contribute to a service charge of around £560 per annum (paid quarterly), which pays for the maintenance of the driveway to the house and of the management of the beautiful unspoilt private woodland, which is a delightful amenity for the Goonvrea houses to enjoy.

All in all, this is a beautifully maintained family home in a delightful tranquil location on the outskirts of this highly desirable village between Truro and Falmouth, close to

the sailing waters of the Fal Estuary and the additional rare benefit of 9 acres of private mature woodland, gardens and grounds to share and enjoy.

LOCATION

Goonvrea is located on the edge of the village of Perranarworthal and is a private, secluded and highly desirable no-through road set within the grounds of the original manor. The original Goonvrea House was destroyed by fire but the former coach house and stable block remained and were converted into four homes. The approach to Goonvrea is over an impressive sweeping tarmac driveway which rises up to the homes.

Perranarworthal as a village is particularly sought after due to its convenient location between Truro and Falmouth and has its iconic Norway Inn pub which provides excellent food and drinks all year round, providing an excellent hub to the local community. In addition, the nearby village of Perranwell Station which is walking distance away offers an excellent range of amenities including a village store/post office, dentist, public house and well regarded junior school. There is even a railway station at Perranwell linking Falmouth to Truro which connects to the main Penzance to London Paddington line (London approximately 4½ hours away).

The highly regarded Carrick Roads (Fal Estuary) has some of the finest day sailing waters in the country and are located close by with boat and dinghy access at Mylor harbour and Loe beach in Feock.

The town of Falmouth is approximately 6 miles distant and needs no introduction and has been voted one of the best places to live in the United Kingdom. It has an excellent range of entertainment facilities, restaurants and a selection of lovely beaches.

The cathedral city of Truro is regarded as Cornwall's capital and is about 10 minutes' drive away and is Cornwall's administrative, retailing and educational centre. For golfing enthusiasts there are courses at Truro, Falmouth and Tehidy with a multitude of other sporting clubs and facilities within a few minutes' drive.

THE ACCOMMODATION COMPRISES

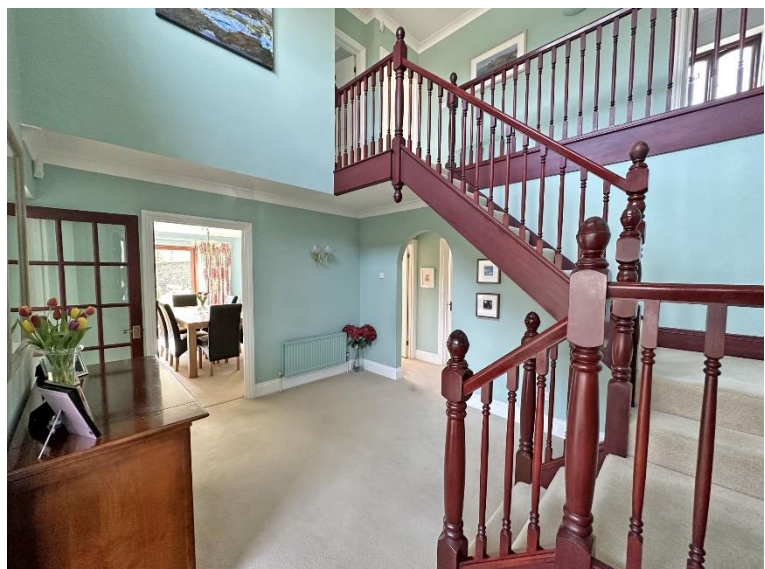
(all floor plans and dimensions are approximate)

Covered entrance, half-glazed entrance door with obscure glazed side panels into:-

VAULTED RECEPTION HALL.

Turning staircase to galleried landing, radiator. Fully glazed door with steps down to:-

SITTING ROOM – 18' x 16'8". A delightful dual aspect reception room with vaulted ceiling, large picture window to the front. Sliding



patio doors out on to the rear paved sun terrace and with a lovely outlook over the gardens and woodland beyond. Inset gas fire, slate hearth and surround, two radiators.



DINING ROOM – 14' x 10'9". Large door with glazed side panels out onto the rear garden.





KITCHEN – 15' x 10'5". Dual aspect room with side door out onto the side sitting area, large picture window overlooking the rear garden and woodland beyond, double doors through to the dining room. A range of fitted base and eye level units, complimentary timber and granite worksurfaces, inset 1½ bowl sink unit with mixer tap over, tiled splashbacks, Neff four ring gas hob with extractor over, Neff double oven and grill and microwave. Fitted fridge and dishwasher. Inset ceiling spotlights.



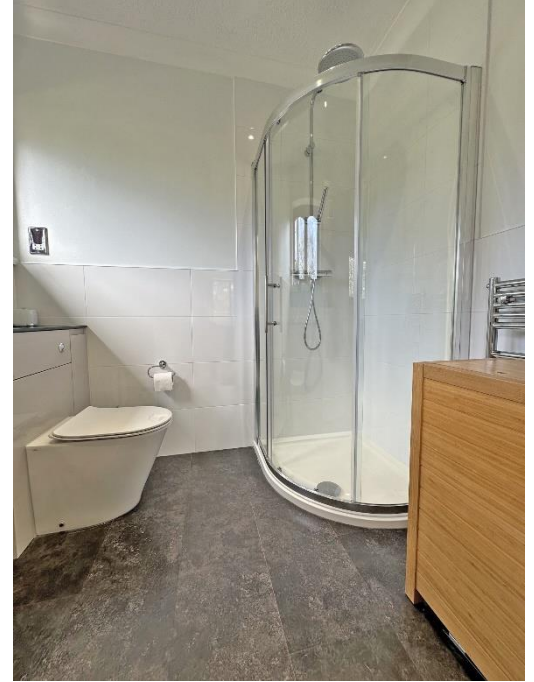
STUDY – 10'4" x 7'10". Window overlooking the side garden, radiator.

CLOAKROOM / WC. Frosted window to the side, low level wc, wall mounted wash hand basin in vanity unit, half tiled walls.

From the reception hall, turning staircase leads to:-

FIRST FLOOR

GALLERIED LANDING. Large picture window to the front with pleasant far reaching views, radiator, airing cupboard housing hot water tank. Doors to:-



PRINCIPAL BEDROOM – 14'10" x 12'4" narrowing to 10'4". A splendid dual aspect room with large picture window to the side and further double windows to the rear with outlook over the walled garden and to the woodland and countryside beyond. Radiator. Door to:-

EN-SUITE SHOWER ROOM. Comprising corner shower cubicle, low level wc, wash hand basin in vanity unit, heated towel rail, tiled splashbacks, window to the side.

BEDROOM 2 – 16'1" x 10'9" narrowing to 8'10". Large picture window overlooking the rear garden and woodland beyond. Radiator.

FAMILY BATHROOM. A white suite comprising panelled bath, corner shower cubicle, low level wc and wash hand basin in vanity unit. Heated towel rail, tiled splashbacks, frosted glazed window to the rear. Access to the loft space. Ceiling spotlights.

BEDROOM 3 – 14'10" x 10'9" narrowing to 8'9". A dual aspect room with windows overlooking the front and the side with some far reaching views. Radiator.



BEDROOM 4 – 12'4" x 11'1". A dual aspect room with windows to the side and overlooking the front garden. Radiator.

OUTSIDE

The house is the last property at the end of the road with no passing traffic. It has a good sized tarmac driveway with parking for at least four vehicles with the integral garage to one side.

INTEGRAL GARAGE – 20'5" x 14'9". Electric roller doors. Door and window out to the side garden. Worcester Greenstar central heating boiler. Plumbing for washing machine.



The house sits in delightful sunny gardens enclosed to three sides with the original walling of the walled garden. To the front of the house is an area of lawn and then a gravelled bed with mature trees and shrubs. There are gates to both sides, with one side housing two timber sheds and paved patio areas and to the other side a useful bin storage area.

The rear garden is almost due south facing so enjoys a particularly delightful southerly sunny outlook. There is a broad paved patio on two levels running the full width of the house. The main area of garden is lawned with an array of mature tree and shrub borders. There are two decked areas and gate out onto the communal woodland. The gardens are enclosed to two sides by the original walled garden walling and there is a timber fence on the other boundary.



GENERAL INFORMATION

VIEWING – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE – TR3 7PN.

SERVICES – Mains water, drainage, electricity and gas.

COUNCIL TAX BAND – F (see www.mycounciltax.org.uk).

DIRECTIONS – From Truro take the A39 heading towards Falmouth, continue through Perranarworthal passing the Norway Inn on the right hand side. The discreet entrance to Goonvrea is a few hundred yards beyond the pub on the right hand side with a sign saying Goonvrea. Take this turning and continue up the hill passing a number of houses and then the road sweeps around to the right and number 9 is the last house at the end of the lane.

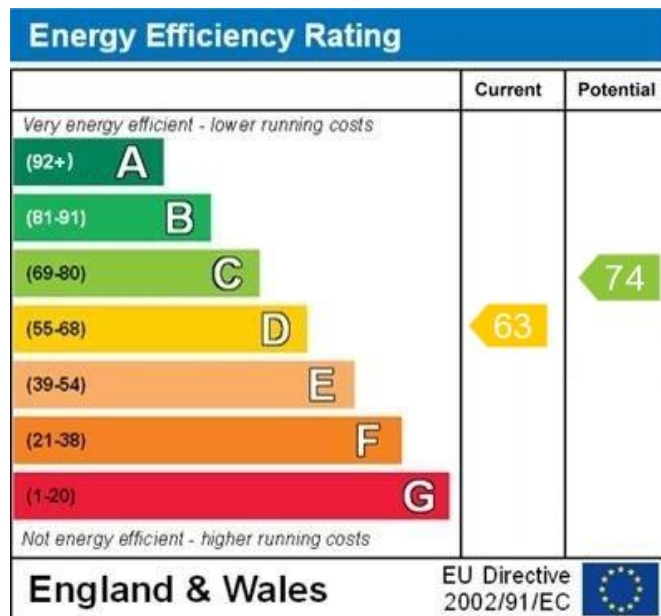
AGENT'S NOTE – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection

with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme

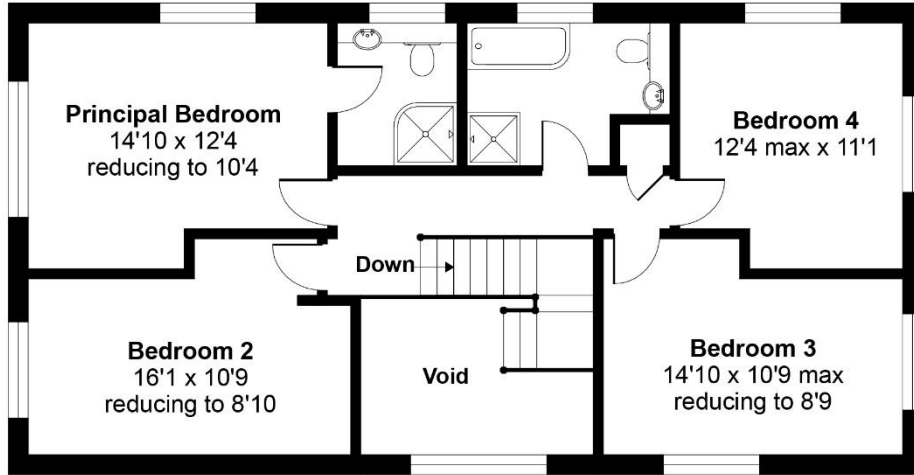


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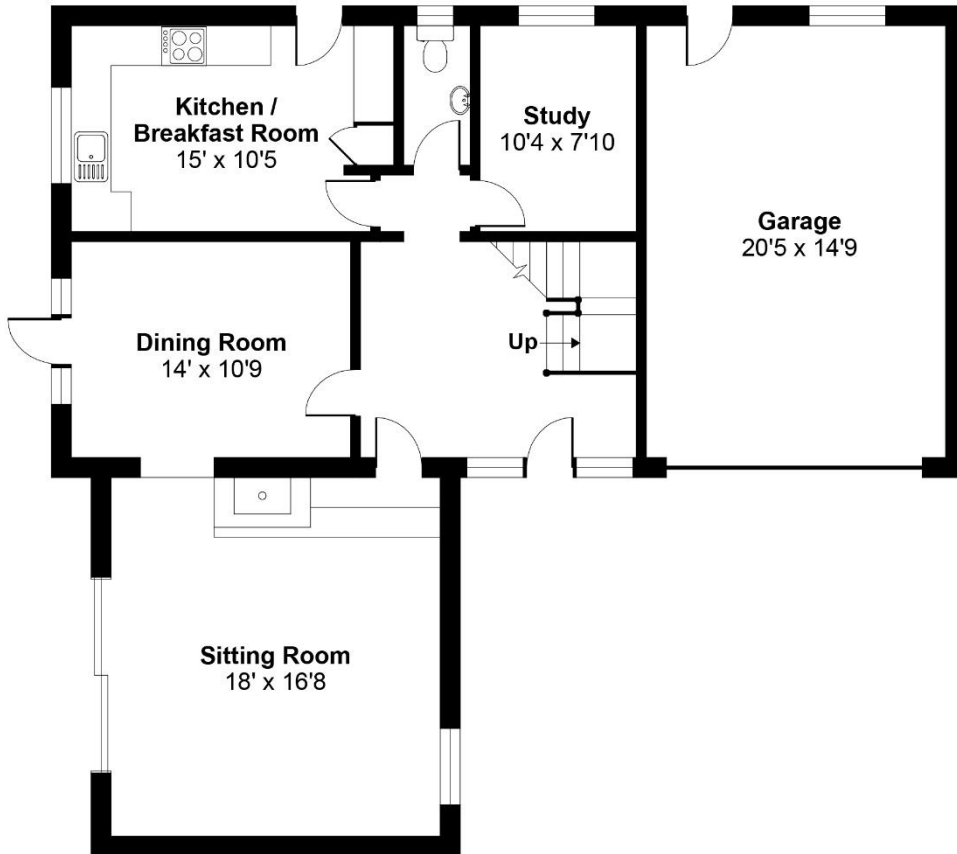
Goonvrea, Perranarworthal, Truro

Approximate Area = 2123 sq ft / 197.2 sq m (includes garage & excludes void)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2023. Produced for Lillcrap Chilcott. REF: 976076

