



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9566

Offers around £550,000

West Wing, Goonvrea House,
Goonvrea, Perranarworthal, Nr. Truro, Cornwall, TR3 7PN

FREEHOLD



A delightful three double bedroomed, double fronted period cottage in this highly regarded village between Truro and Falmouth. Comprehensively updated and improved with two principal reception rooms, mature terraced gardens with studio and outlook towards Devoran Creek with parking.



SUMMARY OF ACCOMMODATION

Ground Floor Sitting room/study, 2 bedrooms both en-suite.

First Floor Principal bedroom with en-suite, living room, kitchen, conservatory.

Outside Delightful mature terraced gardens with studio and 2 allocated parking spaces.

DESCRIPTION

West Wing is one of just four homes created from the elegant stables and coach houses of the former mansion at Goonvrea. Believed to have been built around 1860 of random stone construction under a slate roof, this is a particularly attractive house with the additional benefit of the use of the adjoining woodland and paths.

The house has been the subject of a comprehensive refurbishment programme by the current owners including the refitting of the kitchen and bathrooms, the replacement of the boiler alongside a number of other improvements.

The house provides comfortable reverse level accommodation with a generous study and occasional sitting room to the ground floor, two double bedrooms both with en-suite and a separate utility room. To the first floor is a spacious living room, with woodburning stove, opening into the kitchen/breakfast room to one side which accesses the rear gardens. There is a lovely conservatory located to the rear of the living room which is of a particularly good size and provides a further reception/dining area. The principal bedroom, with en-suite shower room, is also on this level and has double doors out onto the rear patio.

To the front of the house is the parking area for all of the four properties and we understand this to be owned by West Wing. Each property has allocated parking with two dedicated parking spaces for West Wing.

The gardens are to the rear of the house and accessed at first floor level through the kitchen/breakfast room, the conservatory or through doors from the principal bedroom. The gardens are particularly private and profusely stocked. Steps lead up to a broad decked area perfect for alfresco dining, with a further pathway which meanders up to the top of the gardens through a wealth of mature beds and borders.

At the top of the garden is a studio which has a lovely outlook towards Devoran Creek. There are two garden sheds and a wood shed, with a pedestrian gated access to the rear of the property.

All the residents at Goonvrea enjoy the use of nine acres of mature woodland and walks and make a contribution via Goonvrea Estate Management which pays for the maintenance of the driveway to the house and for the management of the woodland. This payment is currently £77.50 per quarter.

West Wing is a delightful period cottage in an acutely sought after location between Truro and Falmouth, close to the sailing waters of the Fal Estuary (Carrick Roads)

and enjoying the rare benefit of the communal use of nine acres of private mature woodland, gardens and grounds.

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. Goonvrea House was destroyed by fire and West Wing now forms part of the former coach house and stable block which was converted into four new 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)**

Entrance door with glazed side panel opening into:-

SITTING ROOM / STUDY – 17'5 x 11'6" Large sash window with shutters overlooking the front, fitted bookcases, two radiators, turning staircase to the first floor, understairs storage cupboard. Doors to:-



BEDROOM 2 – 16'6" x 10'8" max measurements Sash window with shutters overlooking the front, radiator. Door to:-

EN-SUITE BATHROOM Comprising panelled bath with separate shower over, low level wc and wash hand basin in vanity unit, heated towel rail, tiled splashbacks.



BEDROOM 3 – 10'8" x 8'10". Approach via double doors from the sitting room/study with two steps down into it. Sash window with shutters overlooking the front, radiator. Door to:-

EN-SUITE SHOWER ROOM Oversized corner shower cubicle, low level wc in vanity unit, wall mounted wash hand basin in vanity unit, heated towel rail, tiled splashbacks.

UTILITY ROOM – 6'3" x 5'5" A range of fitted cupboards, sink unit and plumbing for washing machine and dryer.

From the sitting room/study, a turning staircase to:-

FIRST FLOOR

LANDING Double fully glazed doors out to Juliet balcony with outlook to the front. Doors to:-

PRINCIPAL BEDROOM – 16'7" max x 10'6" An excellent dual aspect room with sash window to the front and double doors opening out onto the rear sun terrace. Radiator, access to loft space. Door to:-

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





LIVING ROOM – 17'4" x 11'5" A dual aspect room with sash window overlooking the front and windows and doorway through into conservatory to the rear. Woodburning stove on a raised hearth, radiator. Archway opening through to:-

KITCHEN – 18' x 8'9" Dual aspect room with sash windows over the front and doorway and window out to the rear terrace. Comprehensive range of base and eyelevel units with complimentary worksurfaces, inset single bowl sink unit with mixer tap, AEG oven and gas hob with extractor over, plumbing for dishwasher, tiled splashbacks. Breakfast area with fitted seating, radiator.



Doorway from the living room through into:-

CONSERVATORY Accessed from both sides, a very good sized room with electric heating and lighting.

OUTSIDE

To the front of the house is the parking area which is owned by the property with two individual parking spaces and other owner and guest parking.

The gardens to the rear are terraced with a very good sized raised decking area with plenty of space for dining table. The gardens rise up to a very elevated vantage point which enjoys a lovely outlook towards the creek. There is a detached summerhouse and shed and rear pedestrian access at the top of the garden. There are a number of very mature trees, shrubs and borders creating interest and privacy. The garden is an absolute delight.



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 B (see www.mycounciltax.org.uk).

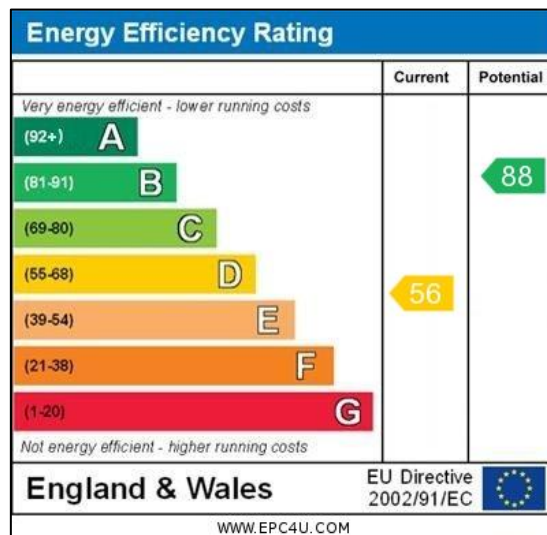
DIRECTIONS From Truro take the A39 heading towards Falmouth, continue through Perranarworthal passing the Norway Inn on the right hand side. The discreet entrance to Goonvrea is a few hundred yards beyond the pub on the right hand side with a sign saying Goonvrea. Take this turning and continue up the hill passing and West Wing will be seen on the left hand side after a few hundred yards.

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

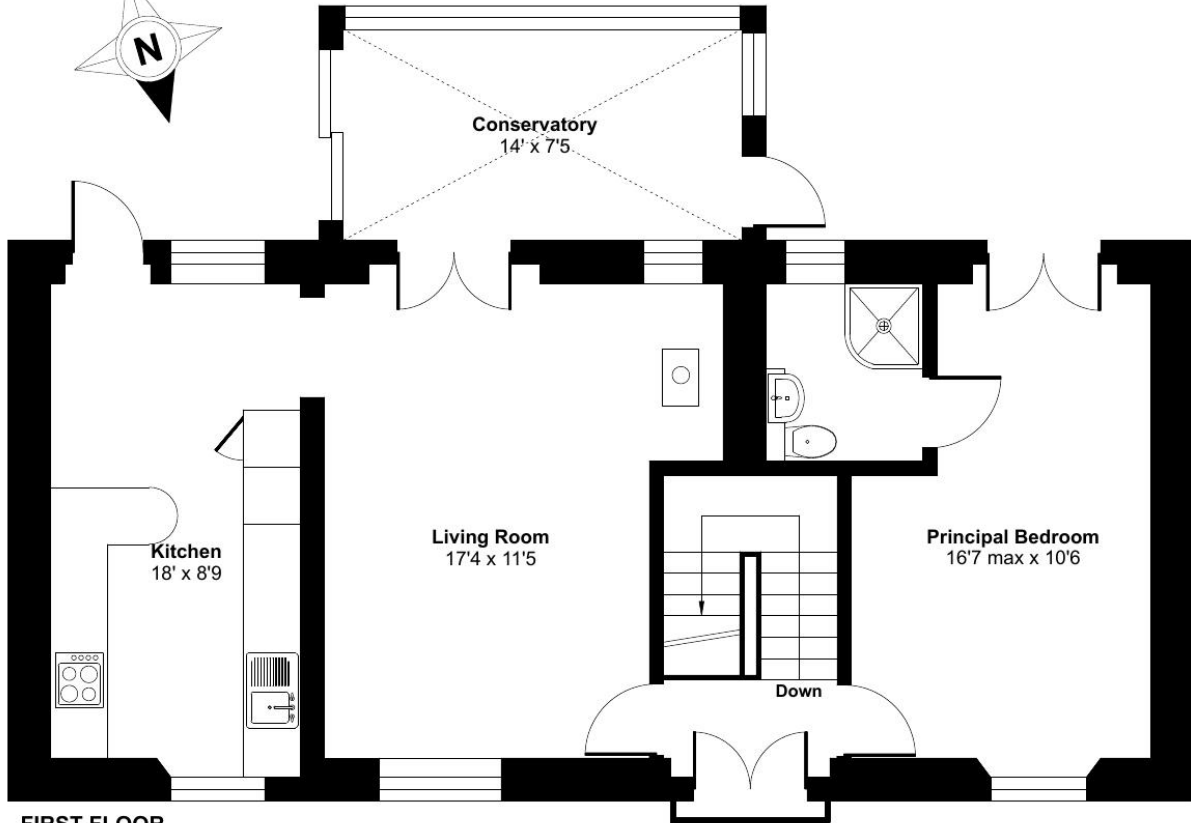


Not to scale – for identification purposes only.

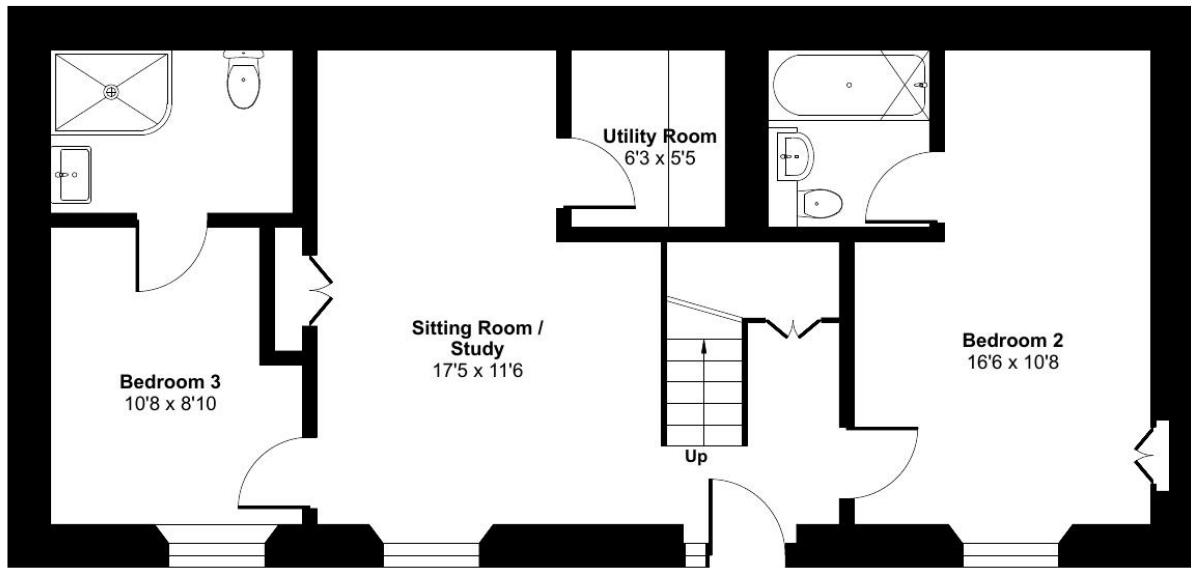
West Wing, Goonvrea House, Goonvrea, Perranarworthal, Truro

Approximate Area = 1410 sq ft / 130.9 sq m

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). © nrichcom 2023. Produced for Lillicrap Chilcott. REF: 1014624

