



Barras Moor, Perranarworthal

A charming, detached country cottage
Prominent location twixt Falmouth and Truro
Being sold with 'no onward chain'
Set in grounds of 1/2 acre backing woodland
Oil central heating, two wood burners, UPVC double glazing
Two reception rooms, two conservatories
Four/five bedrooms, family bathroom/wc
Large, secure, gated driveway and parking
Ancillary annexe and timber outbuildings
Viewing highly recommended

£525,000 Freehold

ENERGY EFFICIENCY RATING
BAND E

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

01326 311400
www.kimberleys.co.uk

REF: SK7344



We are delighted to bring to the open market for sale, this charming, detached, four/five bedroom character cottage sitting in secure grounds of around 1/2 acre, backing onto private woodland and set in a prominent and convenient location just off the A39 Falmouth to Truro road at Perranarworthal.

This delightful cottage has been a cherished family home for over 26 years with our clients are now looking to downsize, selling the property with 'no onward chain.'

If you are looking for somewhere to embrace a country lifestyle and have a growing family, then Wood Cottage has plenty to offer plus the convenience of Falmouth, Penryn and Truro all being within easy driving distance.

The cottage has a wealth of character and charm with beam ceilings, a fireplace with wood burning stove in both the dining room and sitting room, exposed stonework and natural woodwork. Packed with features including oil fired central heating by radiators, UPVC double glazed windows, doors and conservatories.

The spacious accommodation includes on the ground floor, a front conservatory, reception hall, cloakroom/boiler room, a sitting room with fireplace, a dining room also with a fireplace and an orangery conservatory at the rear. Upstairs has four bedrooms (one with an intercommunicating dressing room) and a bathroom/wc combined. This fine country home sits in around 1/2 acre of lawned gardens which back onto a protected woodland and those that travel, the road to and from Truro will know this picturesque valley is one of the most beautiful in this part of Cornwall.

Approached through high heavy timber gates which lead into an extensive, herringbone brick driveway which provides parking for any number of vehicles. Within the garden sits an ancillary annexe which could be an office or extra accommodation for an independent teenager, dog kennels, two timber tool sheds, a wood store and an insulated workshop/garage.

As our client's sole agents, we thoroughly recommend an immediate, personal viewing to fully appreciate this versatile property and grounds.

Why not call for an appointment to view today?

THE ACCOMMODATION COMPRISES: UPVC double glazed door to:

ENTRANCE CONSERVATORY 4.57m (15'0") x 2.90m (9'6")

A bright and welcoming introduction to the property having UPVC double glazed windows on either side and semi-pitched glass roofing, roll top work surface with plumbing for washing machine and space for condensing tumble dryer below, wood grain double opening double glazed doors to:

RECEPTION HALL 4.88m (16'0") x 1.63m (5'4")

A welcoming hallway with beamed ceilings and dado rails, radiator, inset ceiling spotlights, pine latch and brace internal doors, fitted carpet, telephone point, access to principal rooms, natural wood bookshelves either side of the door leading to:

BOILER ROOM/CLOAKROOM

With low flush wc, pedestal hand wash basin and towel rail, Trianco oil fired central heating boiler, ceramic tiled flooring.

SITTING ROOM 5.94m (19'6") x 3.17m (10'5")

A cosy main reception room, full of character and with two deep recessed double glazed bow windows overlooking the side aspect, a focal point granite fireplace with woodburning stove set on a dark slate hearth, raised log stores either side of the chimney breast, a second original granite fireplace now used as a feature, book and display shelving to one side, beamed ceiling with inset ceiling spotlights, double radiator, recess for TV.



FITTED KITCHEN

Equipped with a range of matching wall and base units in light oak and roll top work surfaces and ceramic tiling over, 1 1/2 bowl single drainer stainless steel sink unit and mixer tap, space for electric cooker and cooker over, plumbing for dishwasher, space for refrigerator, ceramic tiled flooring, further built-in cupboards, broad UPVC double glazed window with roller blind overlooking the driveway and top garden, walk through from the kitchen with painted rough cast walling to one side leading into:



DINING ROOM 3.96m (13'0") x 3.86m (12'8") including stairs.

With continued ceramic tiled flooring, beamed ceiling with inset spotlights, radiator, painted rough cast walling, Clearview wood burning stove set on a dark slate hearth, wood grain double opening patio doors to the terrace and garden.



TURNING STAIRCASE FROM HALL TO:

FIRST FLOOR LANDING Radiator.

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



BEDROOM ONE 3.84m (12'7") x 2.90m (9'6")

Having a built-in cupboard, pine internal door, double radiator, UPVC double glazed window enjoying a pleasant outlook over the rear gardens.



BEDROOM TWO 3.96m (13'0") x 2.44m (8'0")

With UPVC double glazed window overlooking the side having a delightful outlook towards woodland, canopied ceiling, panelled internal door, radiator.



BEDROOM THREE 3.28m (10'9") x 3.00m (9'10")

With painted rough cast walling, a deep recessed UPVC double glazed window overlooking the front aspect towards woodland, double radiator, strip light, pine internal door, second doorway to:



DRESSING ROOM/BEDROOM FOUR 2.92m (9'7") x 2.62m (8'7")

With painted rough cast walling, deep recessed UPVC double glazed window again overlooking the front aspect with views to woodland, radiator, fitted carpet, pine internal door. NB: This room has a connecting door with bedroom three, ideal for young children.



DRESSING ROOM/BEDROOM FIVE 2.08m (6'10") x 2.01m (6'7")

With skylight window, radiator, storage recess, pine door.

FAMILY BATHROOM 1.96m (6'5") x 1.83m (6'0") plus 1.24m (4'1") x 0.79m (2'7")

With a white suite comprising: handled and panelled bath, multi-jet shower system, fully tiled surround, china hand wash basin set in a high gloss white vanity unit with contemporary chrome mixer tap, tiled splash back and mirrored bathroom cabinet over, low flush wc, heated towel rail, airing cupboard with lagged copper cylinder and immersion.



CONSERVATORY/OFFICE 4.93m (16'2") x 2.95m (9'8")

A fabulous bright triple aspect room with UPVC double glazed windows and doors with built-in Venetian blinds, pitched double glazed glass roof, fitted carpet, lighting and power, central ceiling light and fan. This versatile room has been used as a home office and could also be somewhere just to retire and just enjoy the peace and quiet.



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OUTSIDE

The property is approached through solid timber gates which add to the privacy and seclusion, and this takes you into an extensive red herringbone brick driveway with plenty of parking and turning for multiple vehicles and ideal for someone with a motorhome or large vehicles.



GARDENS AND GROUNDS

The principal garden sits on the far side of the cottage and offers a sheltered, well fenced garden with plenty of privacy for you and your family offering an extensive lawned area to one side and private protected woodland with a gateway for you to explore this haven for wildlife. A delightful, covered paved patio provides a delightful area to sit and relax whilst entertaining your family and friends and this continues around to the far side of the house and a gated access to the main driveway.

The top garden is mainly laid to lawn with high fencing and again backing onto protected woodland. An extensive gravelled patio area provides another relaxed seating area.

ANCILLARY ANNEXE UPVC double glazed front door to:

ENTRANCE 2.03m (6'8") x 1.17m (3'10")

With coat hooks, multi-paned door to inner lobby and fitted carpet.

SHOWER ROOM 1.90m (6'3") x 1.37m (4'6")

With a white suite comprising; fully tiled shower cubicle, low flush wc, pedestal wash basin, hard wearing wood finish flooring.

OPEN PLAN KITCHEN/LIVING ROOM 6.63m (21'9") x 2.92m (9'7")

A bright triple aspect room with wood grain UPVC double glazed windows and sun blinds overlooking the gardens, two striplights, electric ceramic radiator and a simple fitted kitchen area (no cooking facilities).



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OUTBUILDINGS

TIMBER WORKSHOP 5.94m (19'6") x 2.87m (9'5") With light and power, double opening doors and three windows.

GARDEN STORE 3.51m (11'6") x 2.34m (7'8") With light and power.

GARDEN SHED 3.61m (11'10") x 2.36m (7'9") With window, lighting and power.

On the far side is a secured dog kennel. Behind the ancillary annexe there is a useful covered storage area for logs and outdoor machinery.



COUNCIL TAX Band C.

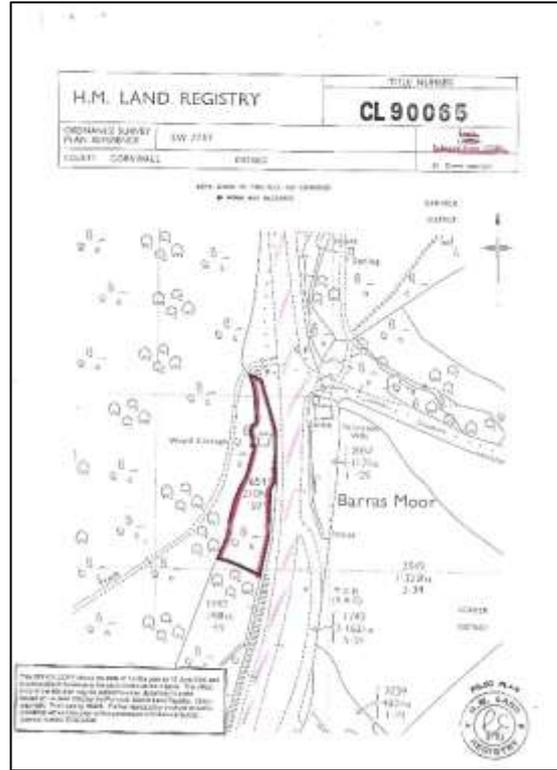
SERVICES Mains electricity, private drainage and water from your own bore hole, oil fired central heating.

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MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Total floor area 276.3 m² (2,974 sq.ft.) approx
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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