



Steam House

Perran Foundry, near Truro





4, Wharfside Houses, Perran Foundry, Truro, TR3 7FN

Contemporary, light and stylish architect-designed 'townhouse', situated in a leafy creekside location providing direct water access, low maintenance exteriors and a lifestyle to suit working from home and kayaking on the river.

Distances

Perranwell Post Office & shop – 0.8; Perranwell Station (branchline rail to Falmouth and Truro) – 2; Devoran – 1.5; Carnon Downs – 2.5; Mylor Yacht Harbour – 4.5; Loe Beach (Feock) – 5; Falmouth – 5; Truro – 6; Helford Passage – 9; Cornwall Airport (Newquay) – 24.5

(All distances are approximate and in miles)

The Property

- 2018-built riverside home on four floors
- Contemporary, stylish and imaginative design utilising a combination of stone, timber, glass, rendered and metallic finishes
- Central position enjoying views of the development, surrounding woodland and beyond
- Low maintenance, energy efficient and highly insulated
- Stunning top floor vaulted sitting room with floor to ceiling windows and far reaching views
- Kitchen / dining room with complete range of fitted NEFF appliances, extractor fan and quartz tops
- Master bedroom with en suite bathroom
- Two further bedrooms
- Home office / bedroom 4 (with adjacent bathroom)
- Two family bathrooms
- Villeroy & Boch sanitaryware including freestanding baths
- Underfloor heating in all bathrooms, utility room, hallway and shower room
- Large utility room with fitted Bosch washer/dryer
- Ground floor shower room / WC
- Wide entrance hall with direct access to the garage
- Integral garage / workshop with electric roller door and access to the utility room and hallway

Outside Space

- Decked terrace leading from the kitchen / dining room with a creekside and wooded backdrop
- Stunning 'roof garden' leading from the top floor sitting room with views of the creek and trees
- Top floor 'lookout' balcony enjoying a fantastic view of Perran Foundry, trees and fields beyond
- Exterior lighting and privacy screening
- Waterside undercover area with pebbled steps leading directly to the water
- Driveway parking plus additional parking space



The Location

Situated alongside the River Kennel leading to the upper reaches of Restronguet Creek at Devoran, Perran Foundry is a historic landmark development that once formed a hugely important part of the Cornish mining industry. Perran Foundry is one of three major iron foundries in Cornwall founded in the late eighteenth and early nineteenth centuries manufacturing steam pumping engines for draining tin and copper mines.

The Wharfside Houses are the most recently completed new-build properties within the development and Steam House forms the central section, providing a delightful view of the site, surrounding woodland and creek.

The delightful village of Perranwell Station is conveniently situated almost halfway between Truro and Falmouth, and within easy access of both the north and south coasts. This highly regarded village includes its own primary school, pub, church, post office and village shop, active village hall, football and cricket clubs, together with its branchline link to Truro and Falmouth.

The area is incredibly well placed for the creeks of the Fal Estuary and Mylor Yacht Harbour (where Sir Ben Ainslie learnt to sail) just a short drive away, arguably some of the best day-sailing waters in the UK. Both Falmouth and Truro are approximately six miles away providing an extensive range of facilities including national class schools and colleges, hospitals, the National Maritime Museum, Hall for Cornwall and mainline railway connection to London Paddington. Cornwall Airport is just 24 miles away with a range of domestic and European flights.





Directions

From Truro, travel south on the A39 towards Falmouth. Continue past Playing Place, Carnon Downs and Devoran. After a short distance after Devoran, the road takes on a wooded, riverside feel and enters the small hamlet of Perranarworthal. Perran Foundry is situated on the left hand side, just after the Norway Inn.

Tenure, Services and General Information

Leasehold. 999 years from inception. Annual charges of approximately £1,575 incl. ground rent, upkeep and maintenance of communal areas, management company administration and sinking fund. Long and short term letting permitted. Council Tax E. Remainder of 10 year warranty (Premier, 2018)

Mains electricity, water, drainage and gas. Gas central heating. Superfast (fibre) broadband is available in the postcode.

Shore Recommendations

- Spot nature from your terrace! Kingfishers, herons, otters, ducks, dragonflies, grey mullet and trout are all seen regularly from the Wharfside Houses
- Kayak or paddleboard down river (at high tide) and stop off at the iconic Pandora Inn
- Cycle, run or walk the Bissoe Trail from Devoran to Portreath
- Enjoy beautiful country walks from your doorstep, miles of bridleways and footpaths to explore
- Take the train from Perranwell Station to Falmouth, considered to be one of the best coastal towns in the UK.
- Experience a hearty breakfast at Loe Beach or Mylor Yacht Harbour
- Whether you are an absolute beginner through to salty seadog, enjoy the stunning sailing waters The Carrick Roads has to offer

Fixtures & Fittings

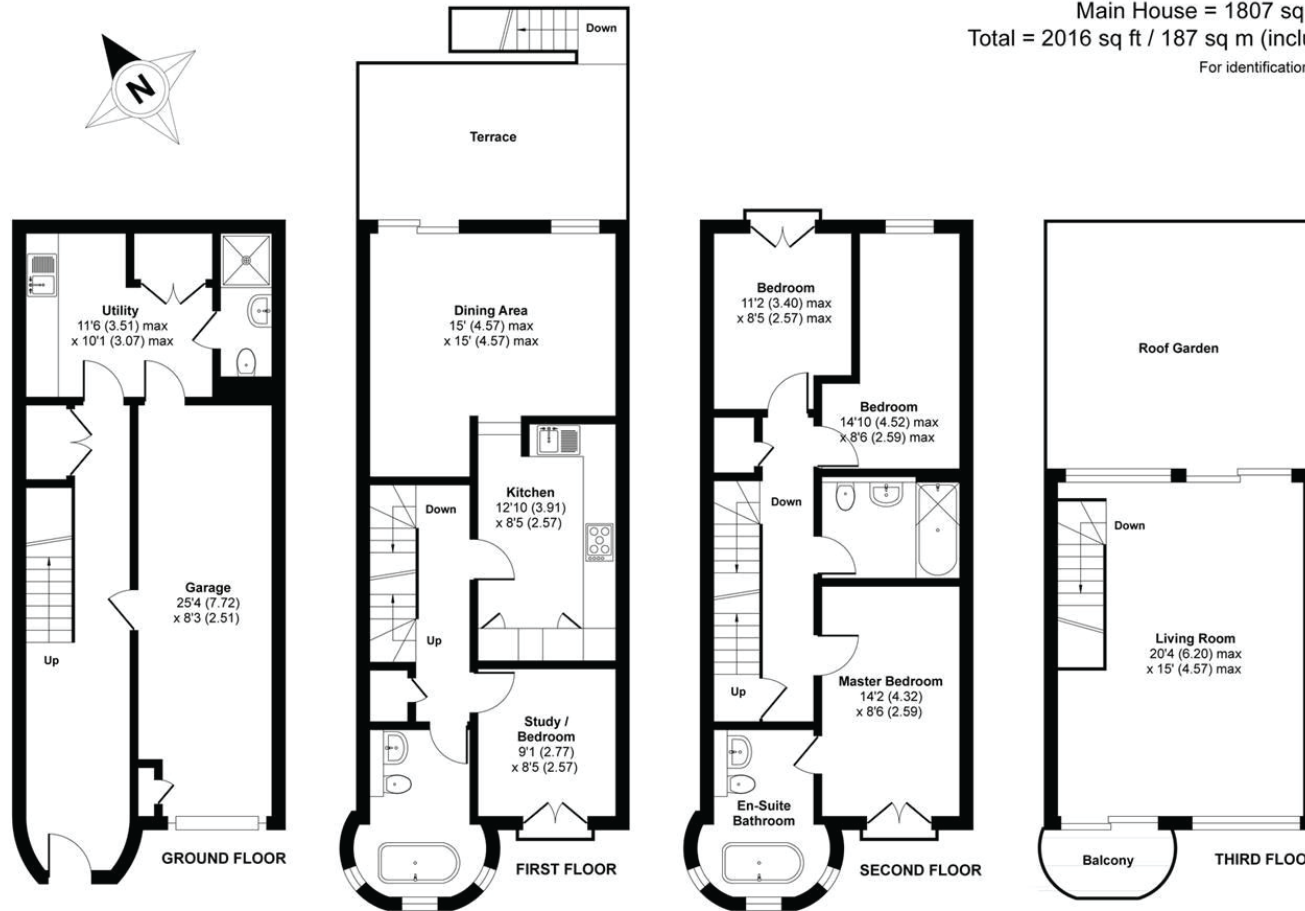
Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.





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Main House = 1807 sq ft / 168 sq m
 Total = 2016 sq ft / 187 sq m (includes garage)
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ncheom 2020. Produced for Shore Partnership Limited. REF: 640984

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