



Bronze House

Perran Foundry, Falmouth to Truro



Bronze House, 5 Wharfside Houses, Perran Foundry, Perranarworthal, Truro, TR3 7FN

With beautifully appointed interiors, this contemporary, light and stylish architect-designed 'townhouse' is 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 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 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 branch line 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.



The property

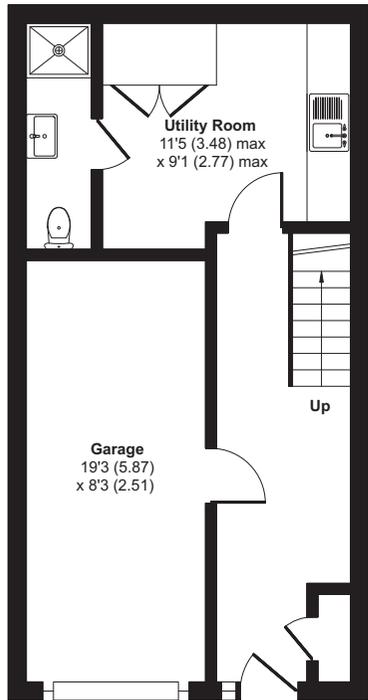
- 2018-built riverside home on four floors
- Contemporary, stylish and imaginative design utilising a combination of stone, timber, glass, rendered and metallic finishes
- Low maintenance, energy efficient and highly insulated
- Open-plan, full depth split-level living room enjoying access to raised terrace and enjoying views over the river and surrounding woodland
- Kitchen / dining room with complete range of fitted NEFF appliances and quartz work tops
- Stunning top floor vaulted master bedroom benefitting from floor to ceiling windows, far reaching views, en suite shower room and large private balcony
- Three further bedrooms, one with en suite shower room and two enjoying the views and Juliet balconies
- Family bathroom
- Villeroy & Boch sanitaryware.
- Underfloor heating in all bathrooms, utility room, hallway and shower room
- Large ground floor utility room
- Ground floor shower room
- Wide entrance hall with direct access to the garage
- Integral garage with electric roller door

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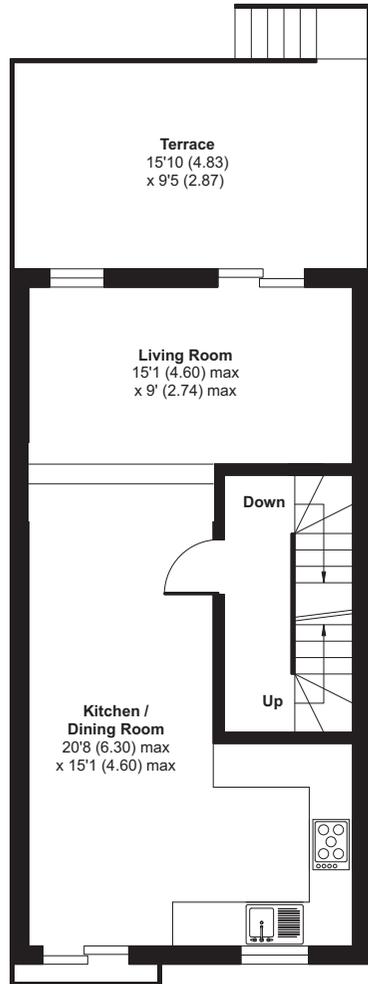


Main House = 1490 sq ft / 138.4 sq m
 Total = 1649 sq ft / 153 sq m (includes garage & outbuildings)

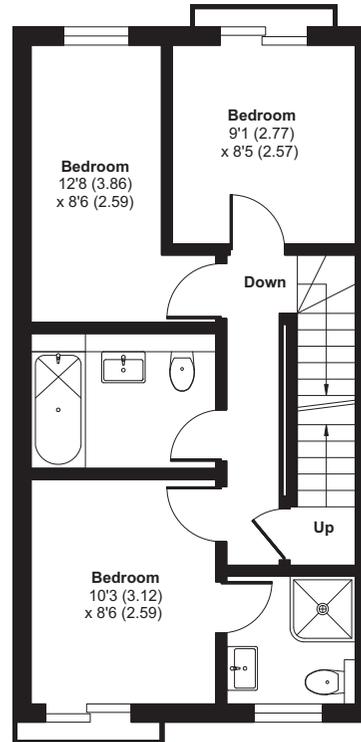
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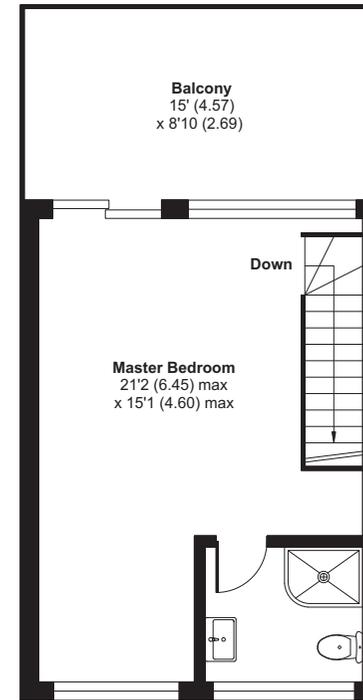
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheocom 2023. Produced for Shore Partnership Limited. REF: 955787

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

IMPORTANT NOTICE Shore Partnership, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Shore Partnership has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Outside space

- Decked terrace leading from the living room with a creekside and wooded backdrop.
- Stunning 'roof garden' leading from the top floor master bedroom with views of the creek and trees.
- Covered sitting area with gravelled waterside garden providing access to the river.
- Driveway parking, additional parking space and integral garage.

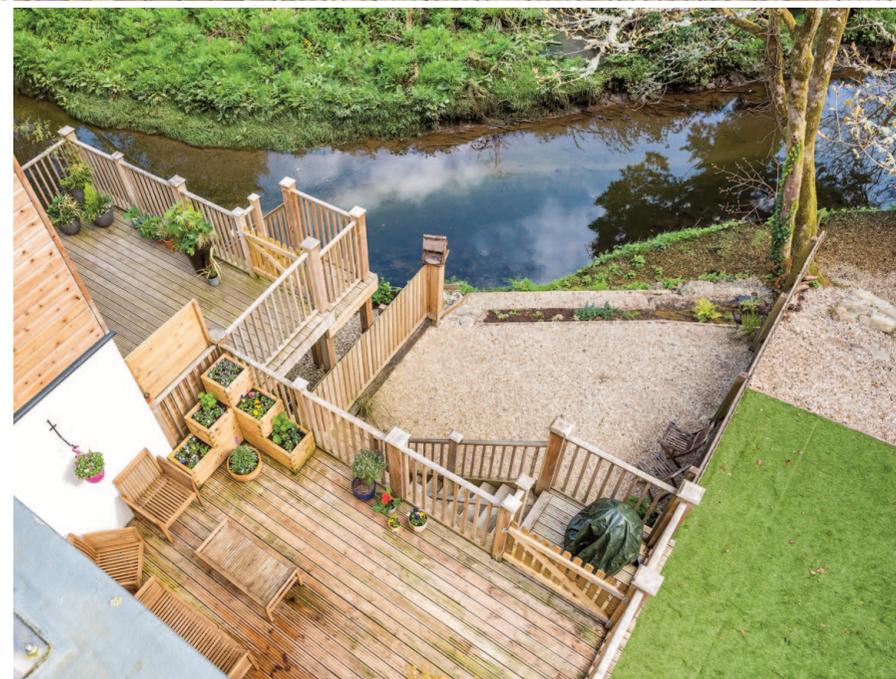
Tenure, services and general information

Leasehold. 999 years from inception. Annual charges of approximately £452 per quarter incl. ground rent, upkeep and maintenance of communal areas, management company administration and sinking fund. Buildings insurance in addition (current year in region of £800) Long and short-term letting permitted. Council Tax D. Remainder of 10-year warranty (Premier, 2018)

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

Directions:

From Truro, travel south on the A39 towards Falmouth. Continue past Playing Place, Carnon Downs and Devoran. After the Devoran roundabout, 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.





PROPERTY AGENTS

Where you live matters

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