



Greenwith Wood Farm

Perranwell Station



Greenwith Wood Farm

Old Carnon Hill, Perranwell Station, TR3 7NH

Sitting centrally within a highly private wooded valley setting at the end of a no-through lane, this detached, characterful and extended farmhouse sits within grounds of around 2.5 acres and includes a double garage, gardens, paddock and area of woodland on the banks of the Carnon River.





The location

Greenwith Wood Farm is situated at the head of a private lane, leading to only a handful of other detached properties, bordering the Carnon River, Bissoe Trail and within a ¾ mile walk along the trail into the picturesque creek side village of Devoran which boasts a highly regarded public house, The Old Quay, doctors surgery, active village hall and primary school.

The delightful village of Perranwell Station, ½ mile up the hill, is conveniently situated almost halfway between Truro and Falmouth, and within easy access of both the north and south coast beaches. Perranwell is highly regarded by virtue of its highly convenient position and range of amenities, including a primary school, pub, garage, church, shop, active village hall, football and cricket clubs, together with its branchline rail link to Truro and Falmouth.

The area is well placed for the creeks of the Fal Estuary and Mylor Yacht Harbour with their deep-water moorings just a short drive away, arguably some of the best day-sailing waters in the U.K. Both Falmouth and Truro are approximately five 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 26 miles away providing a range of domestic and European flights.

Distances

Perranwell Station (branchline rail) – 0.4;
Carnon Downs – 0.5; Devoran – 0.6;
Royal Oak pub (Perranwell) – 0.8;
Trelissick Gardens (National Trust) – 3.3;
Loe Beach (Feock) – 3.8; Truro – 4; Falmouth – 5.5;
St Agnes – 8; Helford Passage – 10.3;
Cornwall Airport (Newquay) – 26

(All distances are approximate and in miles)

What3Words ///caramel.searched.saved

Directions

From Truro - follow A39 towards Falmouth. At the Devoran roundabout, take the third exit and continue to the crossroads. Turn left towards Perranwell Station and after the bridge, after approx. 0.2 miles, turn right and continue along lane un till the end and Greenwith Wood Farm is on the left.





The property

- Enjoying a highly private and secluded position at the head of a private lane
- Traffic-free position
- In the same ownership for 20 years
- Improved and extended
- Original farmhouse connected to the old dairy with contemporary extension
- Sitting centrally within gardens with adjoining paddocks and woodland
- Characterful and well-presented accommodation
- Triple aspect sitting room enjoying views of the surrounding gardens with beamed ceiling and Clearview woodburner
- Kitchen / breakfast room with Rangemaster cooker and separate utility room
- Contemporary dining room linking the farmhouse to the original cowshed. Slate flagstone flooring, vaulted ceiling and glazed wall with French doors overlooking and leading out to the gardens
- Former cowshed, largely rebuilt and converted into a library with a clearview woodburner and staircase rising to galleried mezzanine
- Ground floor study / bedroom 4 with en suite shower room
- First floor landing
- Triple aspect master bedroom enjoying views over the gardens. Large en suite bathroom (originally a double bedroom) with fitted linen cupboards and wardrobe
- Guest bedroom with fitted wardrobes
- Third bedroom
- Family bathroom

The gardens & grounds

- Positioned at head of a 0.2 mile no-through lane
- Delightful gardens surrounding the house with ornamental pond
- Gravelled parking area in addition to a detached double garage
- Upper meadow and separate paddock
- Gated woodland area and former quarry with stone ruins of an abandoned cottage
- Totalling 2.56 acres

Tenure, services and further information

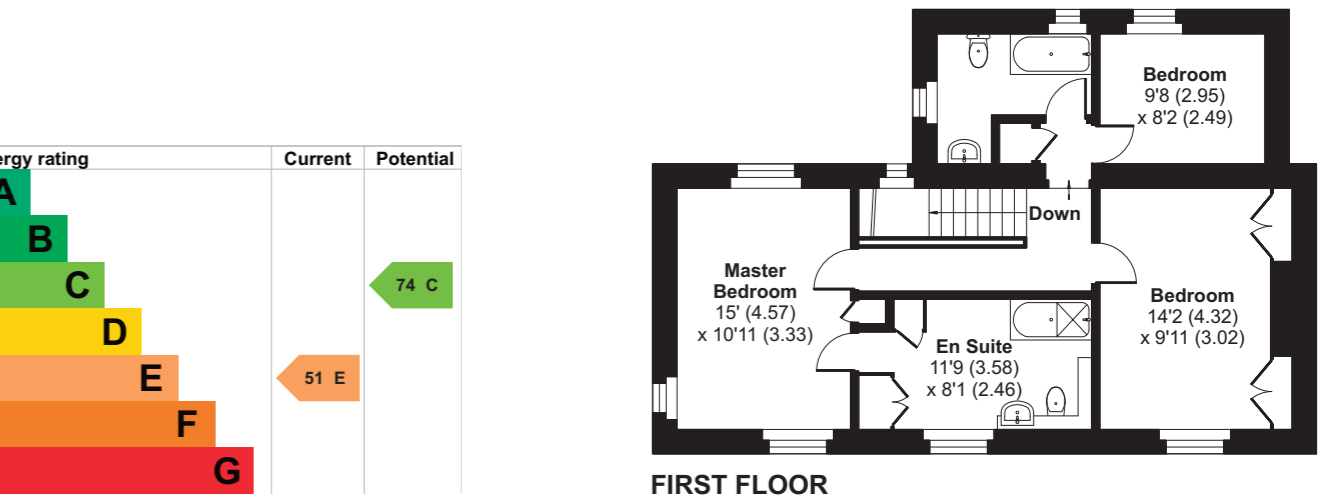
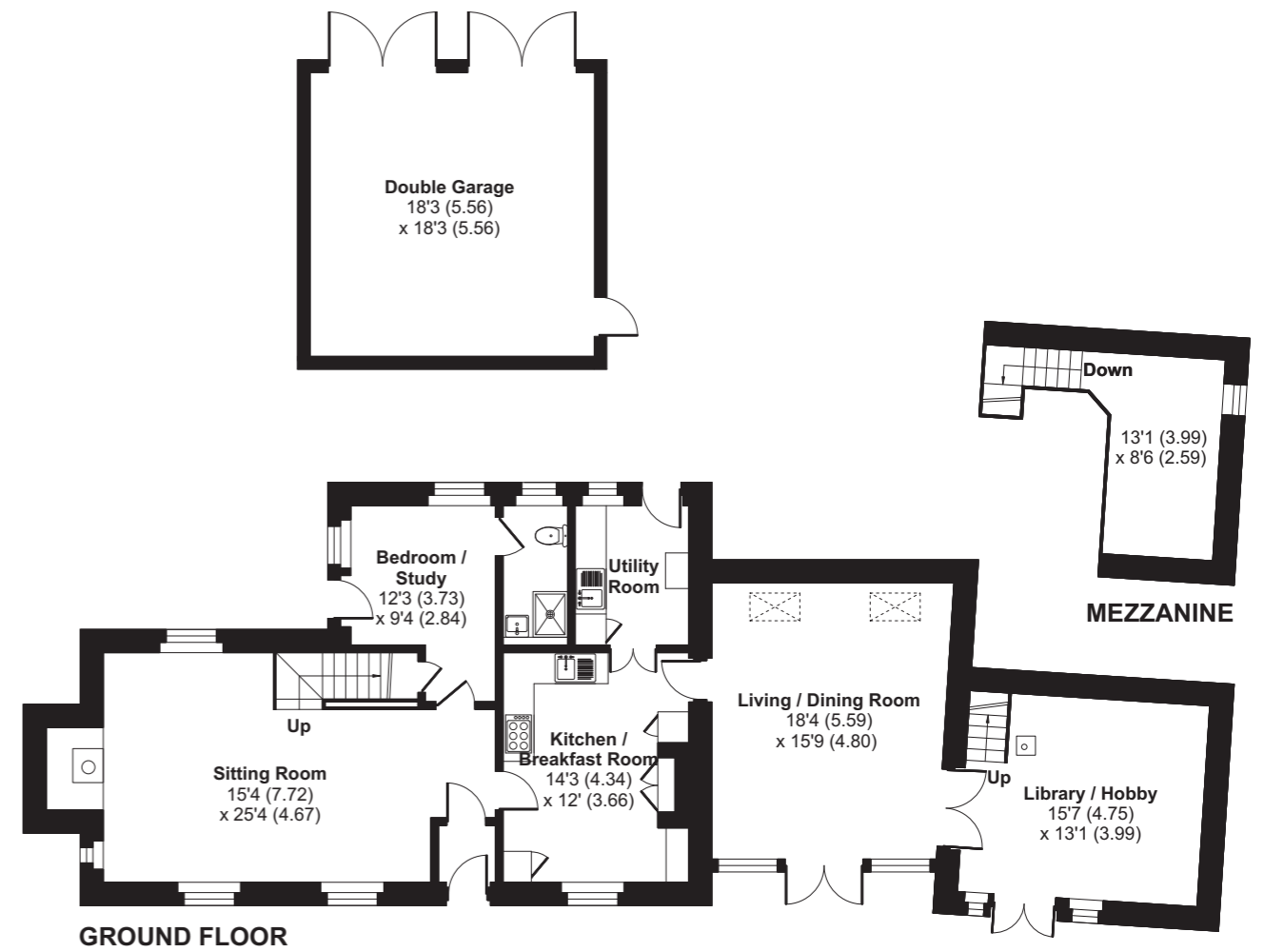
Freehold. Mains electricity. Oil fired central heating. Calor gas for the cooker. Private drainage and water. Council Tax: band F. Broadband: Superfast (fibre) is available in the postcode (Openreach website 5/9/24)





Greenwith Wood Farm, Perranwell Station, Truro, TR3 7NH

Main House = 2389 sq ft / 221.9 sq m
 Total = 2509 sq ft / 233 sq m (includes garage)
 For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024.
 Produced for Shore Partnership Limited. REF: 1177377

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.

WORLD LAND TRUST™
 www.carbonbalancedprinter.com
 Registration No. CBP2277
 This brochure was produced and printed by BJ Press Ltd, a Carbon Balanced Printer registered with the World Land Trust.



Ben Davies
Director



Tim May
Director

WHERE YOU LIVE MATTERS

Telephone: 01872 484484
Email: contact@shorepartnership.com

School House Office, Market Street,
Devoran, Truro, Cornwall, TR3 6QA

