



An Chy, 4 The Casting House

Perran Foundry, Perranarworthal



An Chy

4 The Casting House, Perran Foundry, Perranarworthal, Truro, TR3 7JR

Forming part of the historic Perran Foundry, this exceptional three storey conversion retains much of the authentic character while contemporary interiors are complemented perfectly by the exposed stonework of the original building. With two spacious living areas and the versatility of three / four bedrooms, the well-balanced accommodation extends to around 2,000 sq ft and includes a fantastic master bedroom occupying the entire top floor.



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, shop, active village hall, football and cricket clubs, together with a branch line rail 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

- 2012-converted home on three floors
- Contemporary, stylish and authentic design utilising a combination of original stone and timber with modern finishes
- Low maintenance, energy efficient and highly insulated (B-rated)
- Open-plan, full depth split-level living / dining room open plan to the kitchen with further utility space with extensive fitted storage. Access to the rear courtyard.
- Exposed brickwork within the living room recess. Slate flooring (with underfloor heating) throughout the ground floor.
- Kitchen: granite tops and central island, has hob, electric oven, extractor, washing machine, dishwasher, fridge / freezer.
- Ground floor WC / cloakroom
- Landing with exposed brick and stone arched feature
- Sitting room with study area (this spacious room could be adapted as a large double bedroom if required)
- Rear bedroom with vaulted ceiling and access to the terrace / outside space
- Third bedroom with Juliet balcony
- Family bathroom
- Exceptional master bedroom with vaulted ceiling and exposed structural timber providing a real sense of drama and character. Two fitted cupboards. Four Velux windows. Eaves storage cupboards. En suite bathroom.

Outside space and parking

- Courtyard area to rear with steps rising to the upper terrace
- Upper terrace with gate to the communal grounds
- Communal grounds and access to the surrounding woodland
- Two allocated parking spaces





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Main House = 1987 sq ft / 184.5 sq m
 Total = 2009 sq ft / 186.5 sq m
 Limited Use Area(s) = 22 sq ft / 2 sq m
 For identification only - Not to scale



Distances

Perranwell Station (village centre) – 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)

Tenure, services and general information

Grade 2 Listed. Leasehold. 999 years from inception in 2012. Annual charge of approximately £1,600 per year includes ground rent, upkeep and maintenance of communal areas, management company administration and sinking fund. Council Tax D.

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

What 3 Words

///learning.available.planting

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.



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: 1177697

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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