



# 4 The Hammer Mill

Perran Foundry





## 4 The Hammer Mill, Perran Foundry, Perranarworthal, Truro, TR3 7JR

This exceptional three storey conversion is presented to a high standard and is defined by high quality, light and spacious living arranged with versatility in mind. With exposed stonework, structural timbers and lofty bedrooms combining perfectly with a stunning open-plan living area and guest suite / sitting room, this is the perfect lock up and leave.

### 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)

### 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, 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

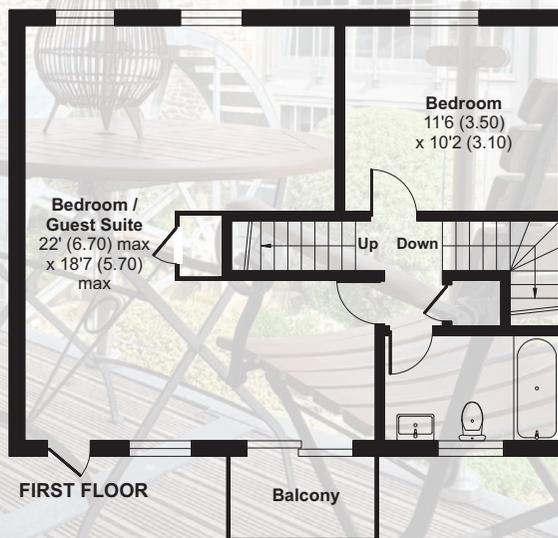
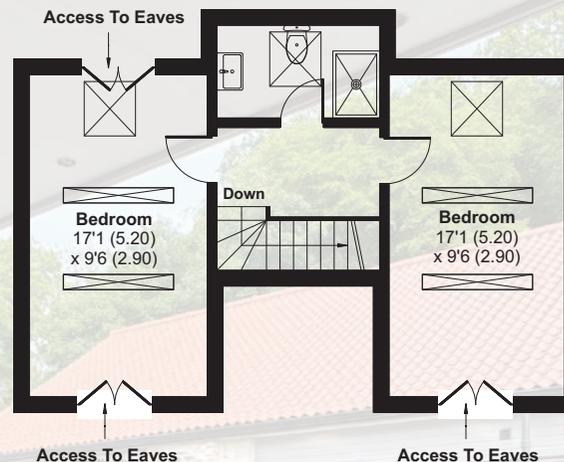
- 2012-conversion on three floors
- Contemporary, stylish and authentic interiors utilising a combination of exposed stone and structural timbers
- Light, spacious and beautifully presented
- Entrance lobby with ground floor WC and separate boiler cupboard
- Open-plan, double aspect kitchen / living / dining room with slate flooring (with underfloor heating) throughout the ground floor
  - Kitchen: combination of granite and wooden tops with hob, electric oven, extractor, washing machine, dishwasher and fridge / freezer
- Double aspect guest suite / sitting room with part-vaulted ceiling and fitted cupboard
- Bedroom / study
- Family bathroom
- Two second floor bedrooms with vaulted ceilings, exposed timbers, velux windows and skylights (all with electric blackout blinds). Eaves storage.
- Bathroom



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Main House = 1662 sq ft / 154.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Shore Partnership Limited. REF: 1285362

**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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### Outside space and parking

- Covered balcony accessed from the first floor guest suite / sitting room
- Communal grounds and access to the surrounding woodland
- Two allocated parking spaces (front and rear)
- EV charging point

### Tenure, services and general information

Grade 2 Listed. Leasehold. 999 years from inception in 2012. Annual charge of approximately £1,716 per year includes ground rent, upkeep and maintenance of communal areas, management company administration and sinking fund.

Council Tax band E

Mains electricity, water, drainage, and gas. Gas central heating. Broadband: Fibre to Cabinet (source: <https://www.openreach.com/fibre-checker/my-products>)

### 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.

### What 3 Words

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## WHERE YOU LIVE MATTERS

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