



Polmenna House

Penpol





Polmenna House

Point Road, Penpol, Truro, TR3 6NP

Located in an elevated position within a highly desirable creekside village between Falmouth and Truro, this impeccably appointed home is situated on the edge of Penpol and commands beautiful far-reaching river views. Enjoying a discrete position and built to a high standard in 2006, this unique and very private residence is a glorious surprise.

The location

Located within an elevated position near the head of tranquil Penpol Creek, a tributary of the Fal Estuary, Polmenna House enjoys a wonderful and discrete position allowing for south-facing far-reaching views over Penpol to Restronguet Creek and surrounding countryside. Within just a couple of miles are endless creekside and woodland walks, National Trust gardens, watersports and sailing opportunities along with a great local pub and a branchline railway halt connecting both Truro and Falmouth.

The Fal River area is one of the most highly coveted locations in south Cornwall by virtue of the peaceful and picturesque setting with close proximity to Truro and Falmouth. The track of the old mining railway, the Old Tram Road, leads from Point along the creek to Devoran providing a great walk, run or bike ride. The Bissoe Trail, an 11-mile cycle path starting at Devoran, finishes on the north coast at Portreath.

The area provides several sailing clubs with the sheltered waters considered to be some of the finest in the UK. Falmouth is a bustling harbour and university town with a fascinating maritime history, excellent restaurants, sandy beaches and a great atmosphere.

Truro is the administrative centre of Cornwall and offers excellent schooling and mainline rail links to London Paddington. It has a small but comprehensive city centre and a nice selection of boutiques, along with restaurants, a cinema, galleries and national-class theatre / performance venue.

Distances

Point Quay & slipway – 500 yards; Devoran – 1.5; Loe beach watersports – 2; Trelissick Gardens (National Trust)– 2; Perranwell Station (branchline rail) – 2.5; Truro – 5; Mylor Yacht Harbour – 8.5; Falmouth – 9; Cornwall Airport (Newquay) – 23

(All distances are approximate and in miles)





The property

- RIBA architect designed (in 2005 by Barlow Stott Jones of Truro) to maximise the outlook and abundance of natural light
- Southerly views towards Restronguet Creek and beyond towards St Anthony's Head
- Completed in early 2006 as a successful blend of period inspiration and contemporary styling
- Light, contemporary and welcoming entrance hall providing two points of access to the front garden (including 2015-fitted sliding doors)
- Exceptional and double aspect kitchen / dining room featuring direct access to the front garden via bi-fold doors (installed in 2015). The contemporary kitchen is defined by sleek, handleless cabinets, silestone tops and central island, a modern electric AGA and glorious views of the gardens. Stainless steel sink, fitted fridge / freezer, fitted NEFF dishwasher and secret downstairs cupboard
- Separate utility room with access to the rear garden. Grant oil-fired boiler. Sink and worktop
- Sensational first floor galleried sitting room, double aspect, with exposed A-frame vaulted ceiling and a balcony providing far-reaching water and rural views across Restronguet Creek and towards Restronguet Point. Charming views of the gardens and an open fireplace complete this exceptional living room
- Spacious double aspect first floor master bedroom suite with extensive fitted wardrobes, views of the gardens and river, a Juliette balcony and well-appointed en suite 4-piece bathroom
- Three further double bedrooms including a guest bedroom with en suite shower room
- Family bathroom (4-piece suite with bath and separate shower)
- WC / cloakroom



The gardens, garage and parking

- Wonderfully maintained, well-stocked, level and private rear garden with a central winding path, garden shed, log store and an array of mature plants, shrubs and trees
- Southerly facing front garden with granite terrace, lawn and established beds
- Gated driveway providing secure parking for at least two cars
- Detached garage with light and power, overhead storage and an electric roller door

Specification

Underfloor heating throughout hallway and kitchen. Radiators in all other rooms. Oak flooring (stairs, sitting room, master bedroom). Double glazed windows and doors by Andersenwindows.com and Collingtons.com

Tenure, services and further information

Freehold. Mains water and electricity. Private drainage (Klargester system). Oil-fired central heating. Council Tax: G. Broadband: Superfast fibre is available in the postcode.

What 3 Words /// roost.gifted.allies

Directions

From Truro take the A39 towards Falmouth. Take the first exit at the Carnon Downs roundabout onto Gig Lane, signposted for Point and Come-to-Good. Proceed along this road for around 1.5 miles, eventually turning right signposted for Point and Devoran. The property is situated on the left hand side.

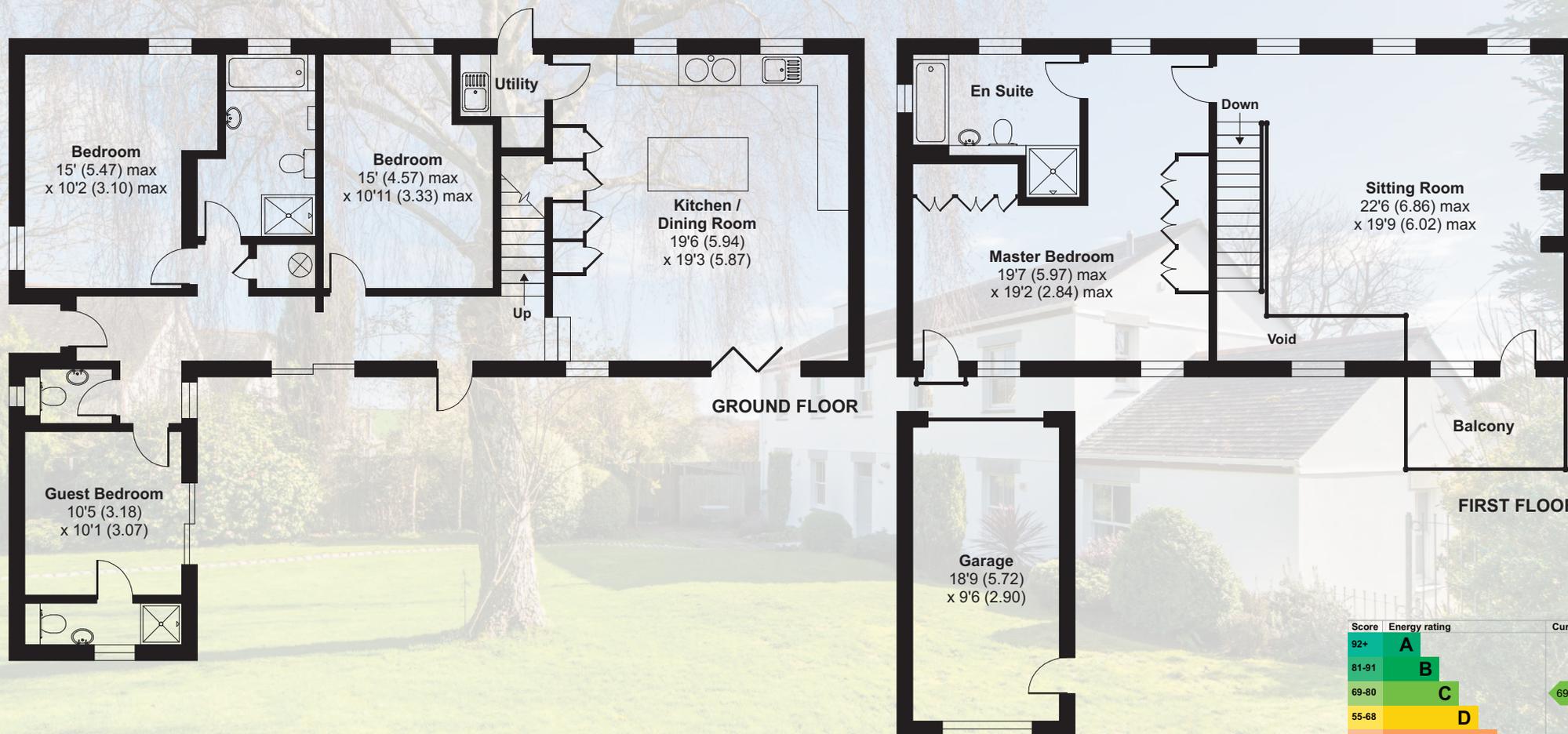
Polmenna House, Penpol, Devoran, Truro, TR3 6NP

Main House = 2045 sq ft / 189.9 sq m (excludes void)

Garage = 148 sq ft / 13.7 sq m

Total = 2223 sq ft / 206.6 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Shore Partnership Limited. REF: 953481

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.



PROPERTY AGENTS

Where you live matters

shorepartnership.com

contact@shorepartnership.com | 01872 484484