



Ford End

Quenchwell, Carnon Downs



Ford End, Quenchwell, Carnon Downs, Truro, TR3 6LN

Enjoying a discrete and secluded position between Truro and Falmouth, this charming, unique and extended country home is beautifully crafted and is set within level gardens approaching an acre with a swimming pool, double garaging and studio.

Distances

Bissoe Trail – 0.5; Carnon Downs – 1; Perranwell Station (branch line rail) – 1.5; Treliassick Gardens (National Trust) – 3.5; Truro – 4; Loe beach – 4; Mylor Yacht Harbour – 7.5; Falmouth – 8; St Agnes – 8.5; Portscatho – 9 (via King Harry Ferry); Perranporth – 11.5; Cornwall Airport (Newquay) – 22.5

(All distances are approximate and in miles)

The location

Ford End is located in the small rural hamlet of Quenchwell on the outskirts of the well-served village of Carnon Downs. Village amenities include an excellent convenience store and butchers, village hall, doctors' surgery, dentists, and garden centre.

Ford End enjoys a quiet, private and secluded position conveniently situated between Truro and Falmouth.



Truro's highly regarded shopping centre is within four miles, where there is also the main line rail link to London Paddington, Hall for Cornwall and several state and private schools. In the opposite direction, about eight miles away, is Falmouth with its safe sandy beaches, natural harbour, and excellent yachting facilities.

The historic Bissoe trail is literally on your doorstep, linking the south coast at Devoran with the north coast at Portreath – ideal for walkers (with or without dogs), runners and horse riders with many additional bridle paths and trails close by.





The gardens

- Tree-lined driveway
- Sun terrace accessed from the garden room
- Swimming pool with timber changing room and covered raised terrace
- Lawns with wide selection of mature trees including apple trees
- Gravelled parking area
- Detached double garage
- Gym / home office
- Approximately 0.9 acres of level gardens and grounds

Services, tenure and further information

Mains electricity and water. Private drainage. Oil fired central heating. Broadband: Superfast fibre is available in the postcode. Council Tax: F.

What 3 Words /// [aviators.unafraid.digesting](#)

Directions

IGNORE SATNAV. From Carnon Downs take Quenchwell Road away from the village, passing the garden centre on your left. At the crossroads (Queenchwell Chapel on left) turn left and follow the lane for approximately 750 yards and the driveway for Ford End is on the right.

The property

- To be sold for the first time in over 20 years
- Stunning, stylish and hand-crafted
- Superb attention to detail
- Attractive slate hung and rendered exteriors under a natural scantle slate roof
- Refurbished box sash double glazed windows
- Colonnaded and elegant entrance porch
- Broad open-plan living room with pitch pine flooring with Jotul woodburner and period recessed cupboards.
- Beautiful hand-built bespoke kitchen, oak tops, twin Belfast sink and island unit with breakfast bar. Smeg cooker, induction hob with concealed extraction. Wine cooler
- Separate dining room (the original dairy for the old farmhouse)
- Beautiful double aspect sitting room, contemporary Jotul wood burner, French white oak floorboards and double part panelled glazed doors to garden room
- Orangery-style garden room enjoying a sunny aspect and opening onto the front terrace
- Utility room with cloakroom/WC
- Master bedroom suite – double aspect with beamed and vaulted ceilings, dressing room/study and beautifully appointed bathroom with free-standing oval bath and separate walk-in shower
- Three further double bedrooms
- Family bathroom
- Study



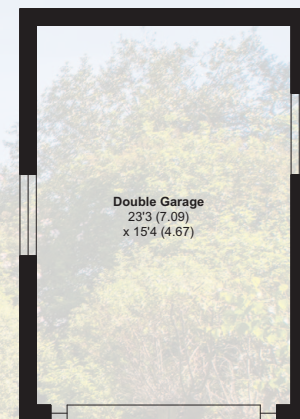
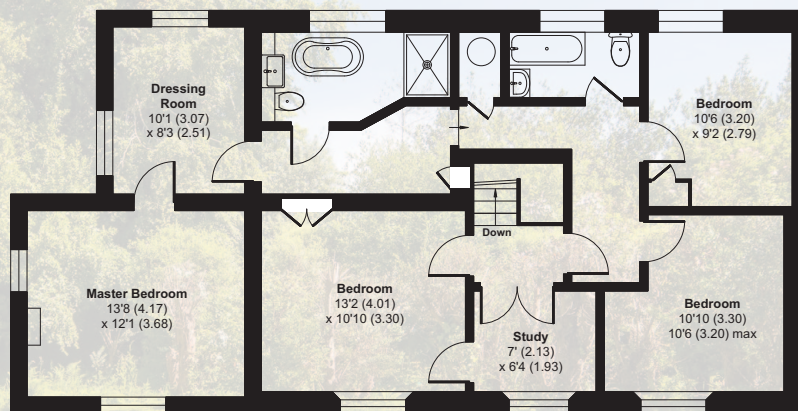
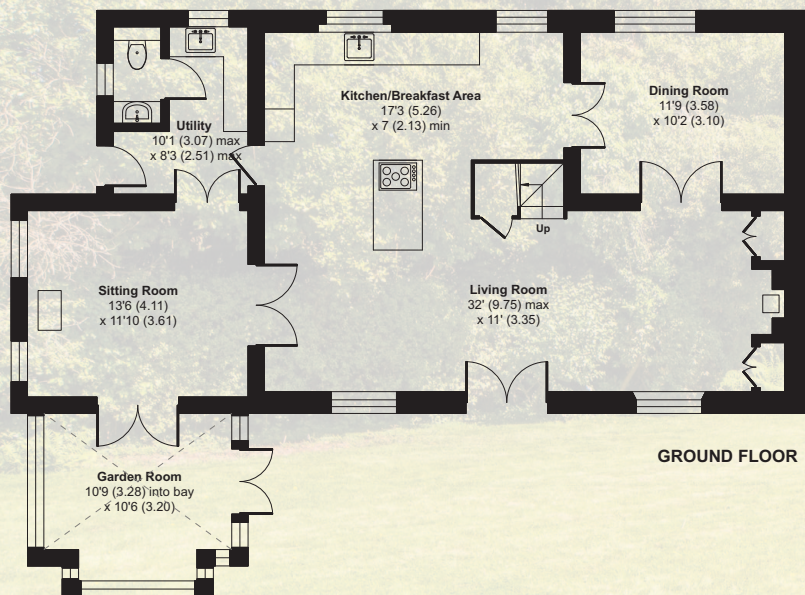




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Main House = 2065 sq ft / 191.8 sq m
Total = 2422 sq ft / 222.5 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	50 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.

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