



Penpol Farmhouse



Penpol Farmhouse

Devoran, Truro, Cornwall, TR3 6NW

Truro - 3 miles Falmouth - 9 miles

An outstanding Grade Two Listed Farmhouse with Holiday cottage in approximately 4 acres at the head of Penpol Creek.

- Grade Two Listed Farmhouse
- One Bedroom Holiday Cottage
- Sitting & Dining Room
- Conservatory/Sun Room
- Five Bedrooms
- Two Bathrooms
- Outbuildings, Caravan/Motorhome Site
- Four Acres of Gardens & Grounds
- Freehold
- Council Tax Band G

Offers In Excess Of £1,999,500

SITUATION

Penpol Farmhouse sits within its own extensive gardens and grounds at the head of the creek in the highly desirable hamlet of Penpol. This wonderful waterside setting on Restronguet Creek is an unspoilt tidal estuary leading to the sailing waters of The Carrick Roads providing a perfect mix of tranquil and scenic living.

Penpol Farmhouse is ideally situated to enjoy what village life has to offer and is within a short walk from the historic quay at Point with its slipway suitable for launching small craft, kayaks and paddle boards. The village hosts its own regatta in the summer months, and is equidistant from Truro and Falmouth.

DESCRIPTION

Dating back to 1760 this elegant and most imposing Grade Two Listed Farmhouse retains a wealth of traditional features including sash windows, open fireplaces and Aga.



The property offers spacious traditional farmhouse accommodation, sitting room with period central fireplace including wood mantle, cast iron surround and fender on a slate hearth. conservatory/sun room with doors to rear courtyard and terrace garden. Traditional bespoke hand made kitchen with Oil Fired Aga, formal dining room with granite inglenook fireplace and wood burning stove. Utility/boot room. The former dairy offers ground floor bedroom accommodation with ensuite facilities.

The first floor galleried landing leads to the four bedrooms, one enjoying water views towards the creek. There is a generous family bathroom. Concealed stairs leads to an open attic space, ideal for adding further accommodation if required.

GARDENS AND GROUNDS

Granite gate posts lead along a tree lined driveway to the large courtyard. The front of the farmhouse has an traditional terrace of paved pathways infilled with shell and gravel, granite bird bath on granite roller. Approximately 4 acres of grounds encompass the Farmhouse with several outbuildings, an iron three bay machinery barn, timber workshop, former circular apple crushing barn and vegetable garden. There are mature shrub, trees and flower borders, two productive Orchards. Cornish variety apples, cherry, pear, apple, plum, medlar, Kea plum, walnut and fig trees.

Nestled amongst the orchards in a unique and most secluded position is a Certificated Caravan & Motor Home Club site. There are 5 generous pitches, well spaced with independent electric hook ups.

HOLIDAY COTTAGE

Orchard Vean is an attractive Holiday Cottage generating a healthy income situated across the courtyard from the main Farmhouse with a wealth of traditional features including vaulted ceilings and cottage windows. It offers an open plan Kitchen/Dining/Sitting room, double bedroom, shower room, cottage garden with sun terrace.

SERVICES

Mains Water and electric, oil fired Aga, electric oven, calor gas hob, storage heaters, electric boiler. Holiday Cottage - calor gas heating.

VIEWINGS

Strictly by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

From Truro head on the A39 toward Playing Place garage. Turn left towards Feock. pass the King Harry Ferry turning and take the next Right to Point. Continue down Harris Hill Turn right over the bridge at the bottom then right through the granite gate posts along the drive into The Farmhouse courtyard.

AGENTS NOTE

Please note there is are restricted byways crossing the property.





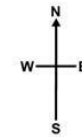
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	41	79
England & Wales		
EU Directive 2002/91/EC		

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These particulars are a guide only and should not be relied upon for any purpose.



Approximate Area = 1900 sq ft / 176.5 sq m
 Holiday Cottage = 471 sq ft / 43.7 sq m
 Outbuildings = 895 sq ft / 83.1 sq m
 Total = 3266 sq ft / 303.4 sq m

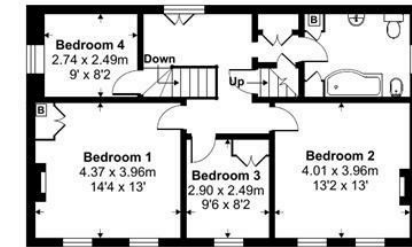
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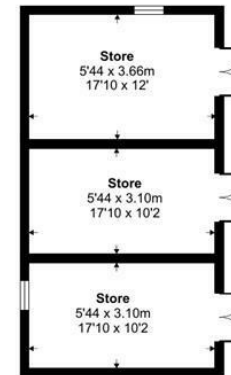
Holiday Cottage



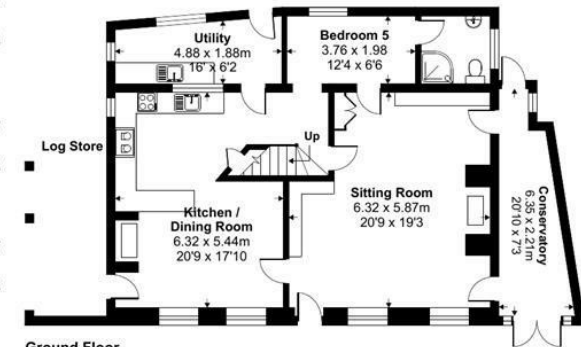
Outbuilding 2



First Floor



Outbuilding 1



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rîchecom 2022. Produced for Stags. REF: 869870.



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