



Melyn Trecos Wartha



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Ponsanooth, Truro, TR3 7ET

Mylor Bridge 4 miles; Falmouth 4.7 miles; Truro 6.7 miles; St Agnes 11 miles;

A Grade II listed former corn mill with a restored working watermill, beautiful landscaped gardens, ample parking and a one bedroom annexe

- Unique restored Watermill
- 4 bedrooms and 2 bathrooms
- Beautiful gardens & off-street parking
- Tranquil village location
- Freehold
- Grade II listed with immense character
- 1 bedroom annexe - Council tax band A
- Workshops & outbuildings
- Easy access to the coast
- Council tax band E & A

Guide Price £650,000

SITUATION

Ponsanooth is a sought-after village with a fantastic range of facilities, including a village Primary School, Public House, Post Office/general stores, playing field and the beautiful nature reserve Kennal Vale - formerly a gun powder works, now maintained by the Cornwall Wildlife Trust offering a wonderful place to walk.

Close by are the towns of Falmouth and Redruth, being both five miles distant and Penryn the nearest town, is just three miles distant. The City of Truro, the administrative and commercial centre of Cornwall, is seven miles distant having a mainline Railway Station connecting to London Paddington.

DESCRIPTION

Restored and extended by a master craftsman using both modern and traditional techniques, this 4 bedroom attached watermill exudes timeless charm and beauty nestled in the beautiful village of Ponsanooth. It boasts many handcrafted features including individually crafted door latches and a fully restored Cornish Range.



ACCOMMODATION

Entering the main house, there is a welcoming entrance hall with beautiful flagstone flooring that continues into a Farmhouse-style kitchen, tastefully designed with a comprehensive range of units and appliances. The enchanting sitting room is a lovely space featuring the internal water-mill workings, a testament to the property's storied history.

Upstairs on the first floor, you will find 3 generously sized bedrooms, providing ample space for all your needs, a large landing/reception area showcasing further water-mill workings and a family shower room. The second floor has an expansive landing area, a further bedroom and a shower room.

One of the standout features of Melyn Trecos Wartha is the one-bedroom annexe, providing a private and comfortable living space for guests or family members. Complete with a well-proportioned living area, wet-room with shower, and fully equipped kitchen, this annex offers both comfort and privacy. There is potential to adjoin the annexe back into the main house via the kitchen. Immediately to the front of the annexe is a small outbuilding with utility space.

OUTSIDE

The property is accessed via a private shared driveway into a large cobbled parking area for several vehicles.

To the rear of the property, a meticulously maintained garden awaits, offering a peaceful escape from the outside world. With stunning countryside views as your backdrop, this garden is a true haven of solace and natural beauty enjoying the soothing sounds of the fully working water wheel and the trickling mill stream flowing the garden ponds.

There are a variety of useful outbuildings including a long shed connected with plumbing which, subject to planning permissions, has potential to be converted into a home office or further ancillary accommodation. There is also a stone forge with useful storage space.

SERVICES

All mains services connected. Underfloor heating on the ground floor.

DIRECTIONS

On the A393 heading towards Redruth from the Falmouth direction turn sharp left at the Stag Hunt, turn right onto Lower Terrace. Turn left and drive past the front of the Methodist church and straight on through the gateway, passing two houses on the left and on into the cobbled yard.

What3words; ///panoramic.bandstand.blackbird



