



5 The Hammer Mill, Perran Foundry, Perranarworthal, Truro, TR3 7JR

Guide Price £475,000

Forming part of the iconic Perran Foundry development, widely renowned for high quality craftsmanship, use of traditional materials and uniquely designed 'industrial-style' interiors; an inspired 3 double bedroom mid terraced property set within a Grade II Listed conversion of a former Hammer Mill, arranged over 3 levels, featuring a full depth, double aspect open-plan living/kitchen/dining room to the ground floor, secondary living room/bedroom with broad balcony to the first floor, and exceptionally well proportioned principal bedroom to the second floor boasting a characterful vaulted ceiling, timber wall braces, ample eaves storage and use of a stylishly appointed shower room located adjacent. To be sold with 2 allocated parking spaces and no onward chain.

Key Features

- Grade II Listed 3 bedroom house
- Incredibly stylish and beautifully appointed interior
- Zoned under-floor heating to ground floor
- No onward chain
- Historic Perran Foundry development
- 2 bath/shower rooms
- Allocated parking for 2 vehicles
- EPC rating C



THE ACCOMMODATION COMPRISES

(all dimensions being approximate)

From the pedestrian walkway, a granite cobbled path leads to the front entrance. Exterior courtesy light. Contemporary door leading into the:-

RECEPTION

A welcoming area, featuring slate floors, staircase rising to first floor level with small under-stair cupboard. Coat hooks. Inset downlights. Oak doors provide access to WC and open-plan living/kitchen/dining area. Cupboard housing Worcester combination boiler providing domestic hot water and central heating, electrical consumer unit, master Honeywell heating and water control. Polypipe wall mounted under-floor heating control. 'Fixed' window to front elevation providing an outlook over the Perran Foundry development, small ceiling height window and additional 'fixed' window.

WC

Low flush WC with concealed cistern and deep sill over, pedestal wash hand basin with mixer tap. Neutral tiled splashback, glass display shelf. Heated towel rail, extractor fan, inset downlight. Tiled flooring.

LIVING/KITCHEN/DINING ROOM

A simply stunning and contemporary double aspect living space, offering many traditional materials arranged fashionably, featuring broad timber ceiling beams, slate tiled flooring, and feature exposed red brick archway with recessed bespoke window reminiscent of the original and historic hammer mill on Perran Foundry. Set within an L-shape, and offering plentiful natural light via broad clear glazed sliding doors to the front elevation.

LIVING/DINING AREA

A wonderful, spacious and open double aspect area, spanning the full depth of the property. Access to the front elevation via broad sliding doors onto the residents thoroughfare behind, providing an outlook over the well stocked shrubbery and eye catching water wheel. Telephone point, polypipe wall mounted under-floor heating thermostat. Contemporary wall lights and inset downlights on dimmer switching, tiled flooring throughout. Master media point featuring plug sockets, TV aerial point and internet connection. Recessed and contemporary semi-circular 'window' set to the rear, with exposed red brickwork arch and concealed spotlights set within. Deep window sill. Opening to the:-

KITCHEN

A high quality and contemporary fitted kitchen, comprising an array of units set both above and below a traditional oak worksurface with inset one and a half bowl ceramic sink providing drainer and swan neck mixer tap. High quality integral appliances to include Bosch double oven, four-ring stainless steel gas hob over, glass panelled splashback and matching stainless steel extractor over, Bosch washer/dryer, dishwasher and fridge/freezer. Multi coloured tiled splashback at mid point. Part exposed stone wall with eye level display shelf, two further open oak shelves. Inset downlights, extractor fan, slate tiled flooring.

FIRST FLOOR

LANDING

Oak doors providing access to bedroom one/secondary living room, bedroom two and family bathroom. Turning staircase rising to the second floor. Inset downlights.

BEDROOM ONE/SECONDARY LIVING ROOM

Providing copious amounts of natural light via contemporary full glazed sliding doors offering access onto a sizeable balcony extending almost the entire width of the room. Deep staggered recess to one side offering space for potential built-in storage. Double glazed casement window with fixed panel below. Two columned radiators, Honeywell wall mounted heating thermostat. Oak flooring, inset downlights, contemporary wall lights. Master connection point for TV.

BALCONY

Situated to the front elevation. Timber decked with contemporary glass and steel balustrading, sheltered by the main overhanging roof with external light. Offering an elevated outlook over the Perran Foundry residents thoroughfare and encompassing the replica water wheel.

BEDROOM THREE

A nicely proportioned double room with charming exposed stone wall to one side, featuring deep waist height recess with two double glazed casement windows, broad stone window sill and exposed timber lintel over. Inset downlights, columned radiator, TV aerial point.

FAMILY BATHROOM

A modern and stylish three-piece suite comprising a raised sink with mixer tap, low flush WC with concealed cistern, panelled bath with mixer tap, Mira Leon wall mounted shower and clear glazed shower screen. Exposed stone wall to far side featuring exposed concrete retaining beam over. Heated towel rail, inset downlights, extractor fan. Tiling to wet areas, slate-effect tiling to floor. Shaver socket.

SECOND FLOOR

LANDING

Oak doors providing access to shower room and bedroom three. Further door providing access to cupboard offering storage space set within the roof pitch. Exposed timber ceiling beam, radiator, broad high level window providing much natural light.

BEDROOM TWO

An incredibly spacious, eye-catching room, showcasing a broad array of timber beams and braces set to the walls and roof pitch, offering much character and originality, featuring two Velux windows to the front elevation and, once again, broad high level windows alike to those seen on the second floor landing. Waist height cupboard providing access to large eaves storage area spanning the width of the room and providing further open storage. Master media control featuring power points, telephone points and TV aerial point. Cleverly installed spotlights attached to ceiling beams on both sides. Two columned radiators. Double ceiling height.

SHOWER ROOM

Once again, a stylishly appointed room with quality sanitary ware and contemporary tiling to all wet areas. Double size, walk-in shower with fixed glazed screen and drench style

shower head. Velux window, inset sink with mixer tap, low flush WC with concealed cistern. Inset downlights, shaver socket, heated towel rail.

THE EXTERIOR

THE SURROUNDS

For those keen outdoor enthusiasts, Perran Foundry provides excellent proximity to nearby woodland walks in Devichoys Woods, simply moments away, the River Kennall, navigated by many a kayaker leading onto the picturesque Restronguet Creek and the thriving village of Perranwell Station, situated halfway between Truro and Falmouth.

PARKING

Located to the front of the property and accessed by driving over the arched bridge, taking the first immediate left-hand turn, there are two allocated parking spaces dedicated to Number 5 situated directly behind the noticeable arched window with red brick surround, highly recognisable and found approximately 50 yards ahead on the right-hand side. We understand neighbouring properties have installed electric charging points for vehicles and assume this could also be included for Number 5, subject to any necessary approval.

GENERAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage are connected to the property. Telephone points (subject to supplier's regulations). Gas fired central heating. Underfloor heating to the ground floor.

COUNCIL TAX

Band E - Cornwall Council.

TENURE

Leasehold with the remainder of a 999 year lease commencing from 1 January 2012. It is understood there is a peppercorn' ground rent. Maintenance charge for the year 2022/23 - £1857.63. To cover: buildings insurance, gardening, maintenance of the flood barrier, window cleaning, refuse collection and external decoration for which there is plan undertaken in Spring. Pets and holiday letting are permitted.

VIEWING

By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



Floor Plan

The Hammer Mill, Perran Foundry, Perranarworthal, Truro, TR3

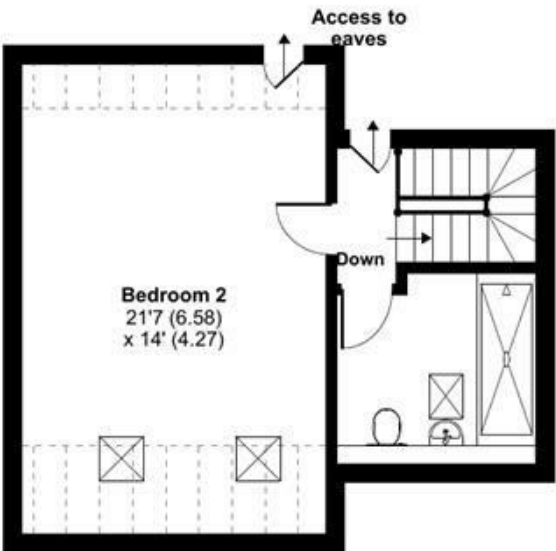
Approximate Area = 1295 sq ft / 120.3 sq m

Limited Use Area(s) = 82 sq ft / 7.6 sq m

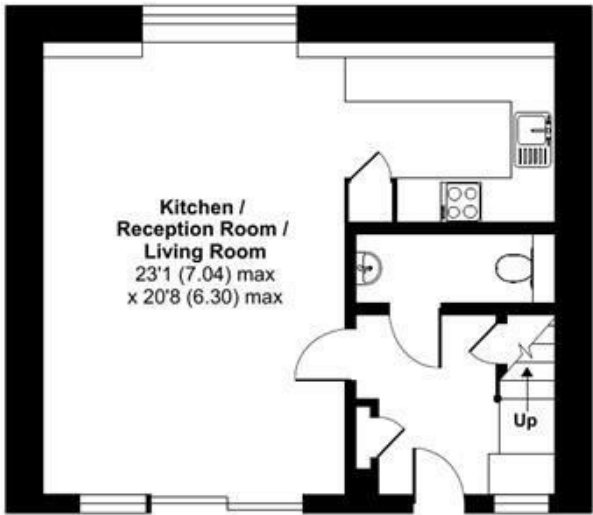
Total = 1377 sq ft / 127.9 sq m

For identification only - Not to scale

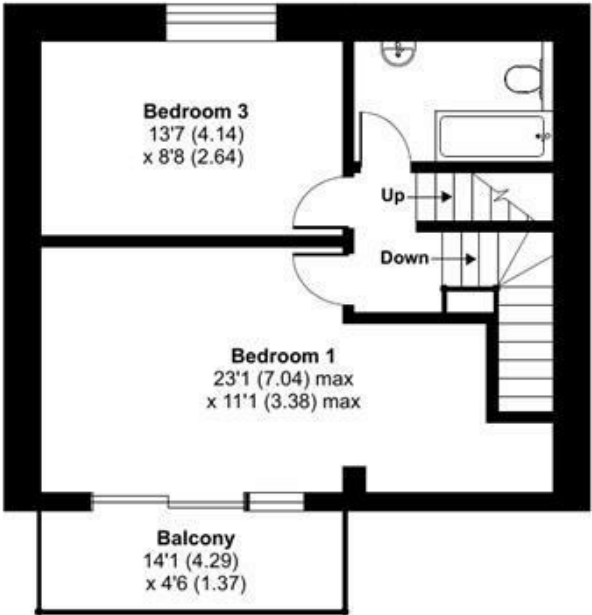
Denotes restricted head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Laskowski & Company. REF: 961774