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**Goonvrea,  
Perranarworthal, Truro,**

**Monthly Rental Of £1,250**





## Goonvrea, Perranarworthal, Truro

**Monthly Rental Of £1,250**

## Property Introduction

Available immediately and unfurnished is this two/three bedroom property located in a private development set within six acres of private woodland. Along a private road, forming part of the old Goonvrea Manor there is a sense of charm and tranquility as you approach the property in this elevated position, being surrounded by six acres of natural beauty, while being conveniently located within six miles of both Falmouth and Truro.

A glazed reception hall and large open plan living area overlook the courtyard garden and a main bedroom with en-suite are on the first floor, this property also offers a third bedroom/home office and there is also designated parking,

## Location

Goonvrea is located on the edge of the village of Perranarworthal which is a particularly sought after village due to its convenient location between Truro and Falmouth. The iconic Norway Inn Public House provides excellent food and drink all year round, while the nearby village of Perranwell Station is within a mile and offers an excellent range of amenities including a village community store, renowned Royal Oak Public House and a railway station linking Falmouth to Truro which then connects to the main Penzance to London Paddington line.

The town of Falmouth is less than six miles away offering an excellent range of entertainment facilities, restaurants and a selection of lovely beaches. The cathedral city of Truro is regarded as Cornwall's capital is also within six miles.

## ACCOMMODATION COMPRIMES

Situated within a beautiful woodland and accessed via a private drive off the A390 linking Truro and Falmouth is this unique property.

Ideal for those working from home with an office/study which leads to the second bedroom, while the first floor bedroom with en-suite.

As you approach the property there is parking and a gate leading to the courtyard and your own entrance.

A glazed entrance door with windows adjacent, provide a wealth of natural light opening to the reception hall. Providing storage, doors lead to the bathroom as well as the ground floor accommodation. Leading off to your left is the open plan kitchen/living area.

The kitchen area provides a range of units plus a selection of appliances to includes an electric oven, slimline dishwasher and has vinyl flooring, from here you are drawn to the impressive living area with floor to ceiling windows and double doors opening onto the courtyard.

The lounge area is carpeted and has inset lighting, radiator and stairs that lead to the first floor.

Returning to the reception hall there is access off to the bedroom/dressing room alternatively an ideal home office with window to front aspect, carpeted flooring and radiator.

A door from this room leads to a second bedroom with carpeted flooring with window to front aspect; further door opens to the storeroom with shelving and boiler.

The bathroom is located off the reception hall with a panelled bath, wall mounted wash hand basin and WC, a light well provides natural light, plus there is a radiator and vinyl flooring.

Stairs lead from the open plan living area to the main bedroom. Immediately on walking into this room the angled ceiling with two 'Velux' style windows providing glimpses of the treetops and surrounding woodland. There are two radiators and a range of eaves storage.

Benefiting from an en-suite shower room, there is a WC, wash hand basin and built-in shower cubicle plus a heated towel rail.

## EXTERNALLY

As previously mentioned, the property is set with this delightful woodland, which is solely for the residents of Goonvrea providing you with ample grounds to explore and enjoy without the upkeep. Within the woodland there are plenty of paths, elevated view, pond and seating areas to enjoy. Directly outside of the property there is your own designated parking and courtyard, which is the perfect spot to enjoy a coffee.

## RESTRICTIONS

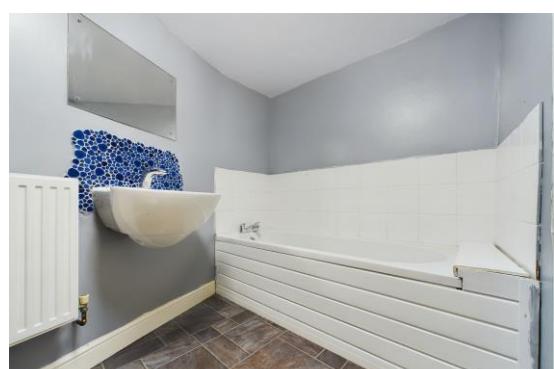
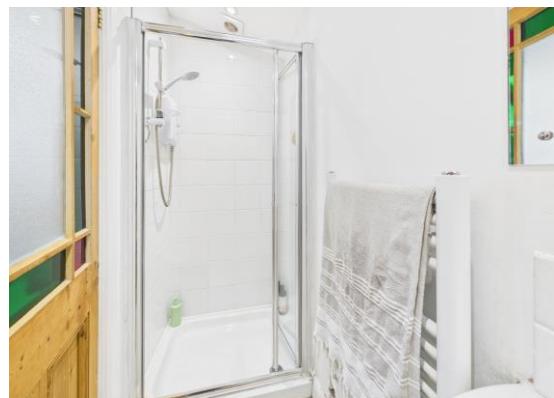
Ideally suited to a professional couple working at either Falmouth or Truro, or those needing space to work from home. Smoking is not permitted inside the property, a single pet may be considered. Those in receipt of benefits must have a working guarantor

## SERVICES

The property is served by mains gas, electric, water and drainage. We understand the council tax to be band 'C'.

## DIRECTIONS

From Truro take the A39 heading towards Falmouth, continue through Perranarworthal passing the Norway Inn on the right hand side. The discreet entrance to Goonvrea is a few hundred yards beyond the pub on the right hand side. Proceeding along the private driveway up the hill passing a number of houses the old Coach House and Stable building appears on the left where the property is situated. Whats3Words location point //obey.lush.clasping



| Energy Efficiency Rating                             |   | Current                 | Potential |
|------------------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs<br>(92+) | A |                         |           |
| (81-91)                                              | B |                         | 87        |
| (69-80)                                              | C |                         |           |
| (55-68)                                              | D |                         |           |
| (39-54)                                              | E |                         |           |
| (21-38)                                              | F |                         |           |
| (1-20)                                               | G |                         |           |
| Not energy efficient - higher running costs          |   |                         |           |
| England & Wales                                      |   | EU Directive 2002/91/EC |           |



## MAP's top reasons to view this home

- Available immediately
- Unfurnished split level property
- Set in six acres of private woodland
- Two/three bedrooms
- Main bedroom with en-suite
- Open plan kitchen/living area
- Ground floor bathroom
- Designated parking
- Highly desirable location
- Convenient for Falmouth and Truro

01209 243333 (Redruth & Camborne)  
01736 322200 (St Ives & Hayle)  
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
01326 702333 (Falmouth & Penryn)  
01872 672250 (Truro)

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