

Lower Gadles


COAL





Lower Gadles, Burnthouse

Nr Penryn, Cornwall, TR10 9AS

Penryn 2.9 miles Redruth 5.3 miles Falmouth 5.5 miles.

A beautifully presented four/ five bedroom family sized country property boasting spacious accommodation of around 2479 sq ft.

- Country Family Home
- Garden Room
- Beautifully Presented
- Freehold
- Four/ Five Bedrooms
- Generous Gardens
- No Onward Chain
- Council Tax Band - D

Guide Price £750,000

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SITUATION

Lower Gadles enjoys a wonderful semi-rural position yet is within access by car to Falmouth, Truro, and Redruth. The nearby village of Ponsanooth offers a popular primary school, village stores and a pub, as well as scenic countryside walks through Kennal Vale Woods. The village also features a village hall, hosting a range of local events.

For secondary education, schools are available in Falmouth and Penryn, with both towns also home to universities within just a couple of miles.

The bustling harbour town of Falmouth lies just over four miles away, providing a wide selection of cafés, restaurants, banks, high street shops, and a multi-screen cinema. Family attractions include the National Maritime Museum and Pendennis Castle, with golf nearby at Falmouth Golf Club. Three local train stations link Falmouth to Truro and beyond, including the mainline service to London Paddington.

DESCRIPTION

Perfectly blending heritage charm with contemporary living, Lower Gadles is an exceptional country residence designed for modern family life. This beautifully curated home combines the character of the original granite farmhouse with a substantial, architect-designed 21st-century extension, creating a seamless fusion of old and new.

Thoughtfully planned and beautifully presented throughout, the property offers generous proportions and a layout tailored to family living. Period features sit comfortably alongside modern comforts, delivering both warmth and functionality in equal measure.

Every element of this home has been carefully considered, resulting in a residence that is both elegant and practical, a rare opportunity for family-oriented buyers seeking space, style, and timeless appeal in a countryside setting.

ACCOMMODATION

Offering spacious accommodation extending to approximately 2,479 sq ft, this impressive home provides versatile and well-balanced living space throughout.

The ground floor comprises a welcoming entrance hall, with boiler room and utility room conveniently located off. There is an inviting dining room with a staircase rising to the first-floor landing, a study/bedroom five ideal for flexible living, a generous living room, and a kitchen that opens seamlessly into the bright and airy garden room, creating an excellent space for both everyday living and entertaining.

To the first floor, the landing leads to four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room/WC. A beautifully appointed family bathroom serves the remaining bedrooms and features a luxurious roll-top freestanding bath.













OUTSIDE

The property sits attractively within its own garden plot, with most of the boundaries formed by traditional Cornish hedging, creating a lovely sense of privacy and security. A generous lawned garden wraps around the home, offering plenty of space for children to play and for family time outdoors, while the beautifully laid patio provides the perfect spot for barbecues, outdoor dining, and relaxing together in the sun. The garden is rich in native flora, thoughtfully landscaped and planted to create a colourful and welcoming setting throughout the seasons.

To the front, there is a spacious parking area for several cars, laid with loose chippings, providing practical and convenient parking for family and visitors alike.

SERVICES

Mains electricity, gas and metred water connected. Private drainage.
Broadband: Superfast up to 39 Mbps and Ultrafast up to 1000 Mbps (Ofcom).
Mobile phone: 02 and Vodaphone are likely (Ofcom).
Council Tax Band - D
Flood Risk - Very Low.
Conservation Area - No.
Satellite and Fibre - Sky and BT are available.

VIEWINGS

Strictly and only by prior appointment with Stags' Truro office.

AGENTS NOTE

The property is to be sold with no onward chain and chattels are available by separate negotiation.

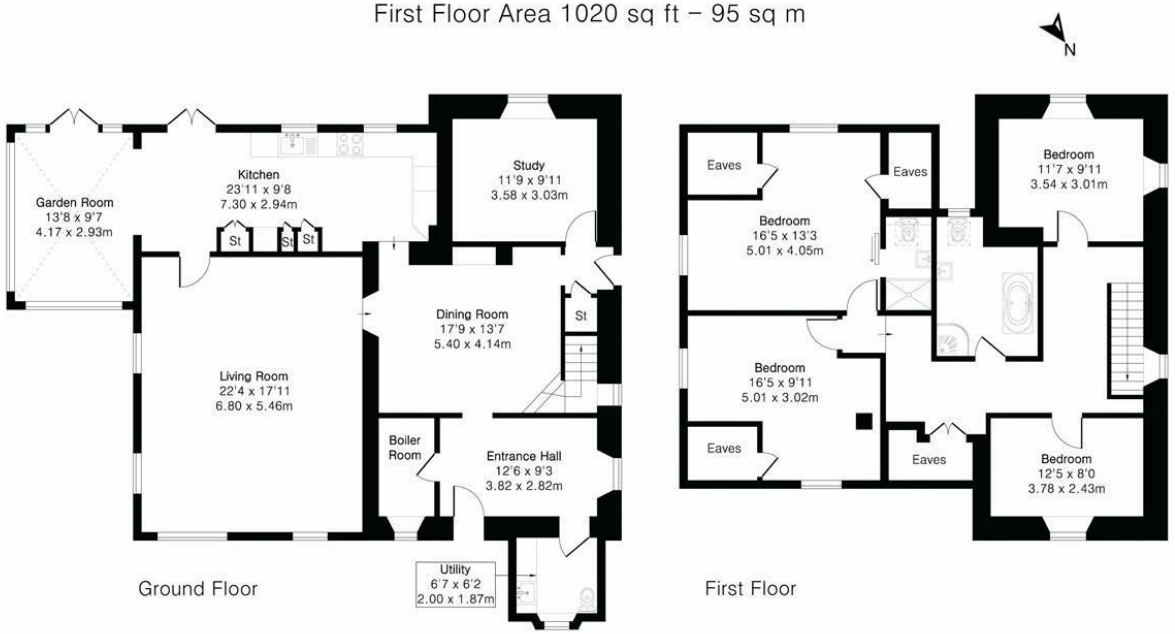
DIRECTIONS

From Treluswell Roundabout, head southwest along the A393 toward Ponsanooth. After a short distance, you will see a small group of properties on the right-hand side at a gentle bend in the road. Turn left opposite (second left turning after Treluswell Roundabout) these properties and follow the lane ahead. Lower Gadles is the second property on the left-hand side.

Approximate Gross Internal Area 2479 sq ft - 231 sq m

Ground Floor Area 1459 sq ft – 136 sq m

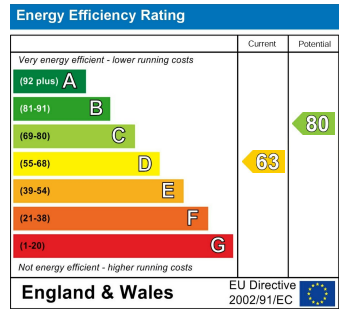
First Floor Area 1020 sq ft – 95 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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