

STAGS

Turnpike House

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St. Gluvias, Penryn, Cornwall, TR10 9AL

Penryn 3 miles Redruth 5 miles Falmouth 5 miles.

A beautifully presented and quite interesting, three/ four bedroom period family home with wonderful gardens and various outbuildings.

- Period Family Home
- Outbuildings & Garaging
- Unique Valley Position
- Freehold
- Three/ Four Bedrooms
- Large Enchanting Gardens
- Viewing Recommended
- Council Tax Band - D

Guide Price £575,000

LOCATION

The property sits nicely set back, hidden behind a screen of trees on a slipway lane between Perranworthal and Treluswell Roundabout, offering the perfect balance of privacy and convenience. Ideally located, the property provides easy access to the vibrant town of Penryn and the historic coastal town of Falmouth, renowned for its picturesque waterfront, independent shops, restaurants and sailing facilities.

Nearby, the sought after villages of Perranwell Station and Perranarworthal offer an excellent range of everyday amenities, including highly regarded primary schools, a village shop and post office, traditional public houses, and the ever popular Norway Inn. Perranwell Station also benefits from a railway station on the scenic Truro to Falmouth branch line.

The cathedral city of Truro lies approximately six miles away, offering an extensive selection of shopping, dining, leisure and educational facilities, while Falmouth's award-winning beaches, vibrant maritime culture and thriving arts scene are within easy reach. For those who enjoy the outdoors, the sailing waters of the Carrick Roads, Mylor Yacht Harbour, Restronguet Creek and the iconic thatched Pandora Inn are all nearby, providing exceptional opportunities for boating, paddleboarding and waterside dining. Excellent transport connections include the A39 and A30, while Cornwall Airport Newquay offers regular internal and international flights to London Gatwick and a growing number of European destinations.

DESCRIPTION

The main entrance opens into a practical utility room before leading through into a wonderfully bright and welcoming garden room/dining room. This is a lovely space in which to relax, entertain and enjoy views and access to the garden, with ceramic tiled flooring, painted half panelled walls and French doors opening directly outside. The kitchen is very much at the heart of the home, combining character with contemporary convenience. An exposed beamed ceiling and Velux roof light add charm and a wonderful sense of space, while the beautifully appointed kitchen is equipped with an induction hob, eye-level extractor, steam oven, warming drawer and Quooker hot water tap.







The family bathroom is equally well considered, with a rear window offering glorious views across the surrounding countryside. The stylish fittings include a walk-in Mira digital shower, concealed-flush WC, contemporary basin and stainless steel heated towel warmer. The sitting room provides a wonderfully cosy retreat, centred around an attractive fireplace with wood burning stove, making it an inviting space in which to unwind. Front-facing windows bring in plenty of natural light, while an attractive stained-glass window adds a charming individual touch. A full wall of floor-to-ceiling shaker style storage cupboards provides an impressive amount of discreet storage without compromising the room's elegant feel. A second reception room provides wonderful flexibility and could be used as a snug, home office, playroom or indeed a ground floor bedroom. With triple aspect windows it is naturally light and airy, while the staircase rises to the first floor.

Upstairs, the split-level landing features a rear window framing glorious, far-reaching views across the surrounding countryside. There are three bedrooms, providing comfortable accommodation for family and guests, with the principal bedroom enjoying the added luxury of a beautifully appointed en-suite wet room. Throughout, the house successfully combines character and warmth with thoughtful modern improvements, creating a home that is as suited to relaxed everyday living as it is to entertaining and enjoying the surrounding countryside.

OUTSIDE

A private driveway provides parking. Occupying a secluded and private plot of approximately one third of an acre, this exceptional home is surrounded by beautifully landscaped, enclosed gardens designed for both relaxation and entertaining. A series of sun terraces incorporate a hot tub, while a superb garden room, complete with internet connection, heating and a wine fridge, provides the perfect year round retreat or home office. Further outdoor features include a substantial aluminium greenhouse, raised vegetable beds, a charming garden chalet ideal as a hobby or studio space, a garden shed, a dedicated barbecue area, expansive lawns and mature, well stocked borders, creating a wonderfully established and tranquil setting.

GARDEN LODGE

There is also a timber constructed garden building which is fully insulated and double glazed. It has electricity connected, water and its own sewage treatment plant which would lend itself to a variety of uses. Please refer to the floorplan for the dimensions and the configuration.

DETACHED GARAGE

The relatively recently built detached garage referred to in the planning section has stairs rising from the main space to a studio/ workroom above, which could potentially be adapted to ancillary accommodation (subject to any necessary consents). Either way, this part of the property makes for an extremely useful and versatile building.

SERVICES

Mains water and electricity are connected. Private drainage via septic tank for the main house. LPG central heating. Broadband is available up to 24 Mbps (Ofcom). Vodaphone and Three mobile signal are likely (Ofcom). Council Tax Band – D. Flood Risk - Very low. Satellite and Fibre: BT and Sky available (Ofcom).

PLANNING

Planning permission for an extension and conversion where the existing garage is under the house. Demolition of existing prefabricated extension (now removed) and conversion of garage/workshop area to a one bedroom annex. Please refer to planning application number - PA19/10418.

VIEWINGS

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

DIRECTIONS

From our offices on lemon Street, proceed towards Falmouth on the A39. Pass the Norway Inn at Perranarworthal and continue towards Penryn, after a distance and as the road approaches the roundabout there is an un-signposted slipway on the right hand side, take this turning and the property will be located immediately.



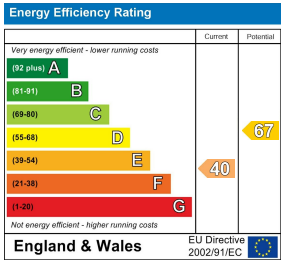




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.







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