

Goonvrea, Perranarworthal, Truro

Asking Price: £675,000

STRATTON CREBER







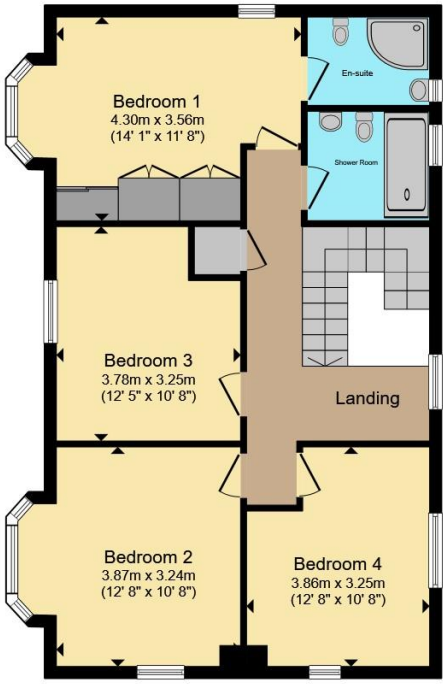
Tucked away within an exclusive private cul-de-sac and approached via a private driveway, this well maintained five-bedroom detached family home occupies a generous plot within the historic grounds of Goonvrea Manor. Enjoying a highly desirable setting south of Truro, the property also benefits from partial ownership of adjoining private woodland and grounds, creating a wonderful sense of privacy and seclusion.

The accommodation is both spacious and well-maintained throughout, a welcoming entrance hall leads to a striking galleried landing, ground floor cloakroom, study / additional bedroom, and a superb dual-aspect lounge featuring a contemporary gas fire. Both the lounge and separate dining room enjoy direct access to the gardens via sliding patio doors, seamlessly connecting indoor and outdoor living. The kitchen offers plenty of food preparation and storage space and an adjoining utility room provides further storage and practicality. To the first floor, the principal bedroom enjoys a charming box bay window, fitted wardrobes and an en-suite shower room. Three further bedrooms are served by a well-appointed family bathroom.

Outside, the property is surrounded by attractive gardens and enjoys delightful views across the communal grounds and wooded valley beyond. The shared woodland offers a rare lifestyle opportunity, perfect for families, nature lovers and those seeking a peaceful countryside setting.



Ground Floor



First Floor

Total floor area 199.8 m² (2,151 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **F**

Tenure: **Freehold**

Service Charge: **£780**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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