



Hansy House

# Hansy House Maen

Goldenbank, Falmouth, Cornwall, TR11 5BL

Falmouth 1 mile Budock Water 1 mile Maenporth 1 mile

A recently completed and impressive contemporary residence with extensive grounds

- "Grand Design" Feel
- Beautifully Presented
- Fully Arched Vaulted Kitchen & Living Room
- 2 Large Bedrooms with En Suite Facilities
- Garden Shed/Studio and Summerhouse
- Individually Designed
- Reception Hall
- Utility Room
- Garage/General Purpose Building
- Extensive Grounds About 0.90 of an Acre

Guide Price £850,000

## SITUATION

Hansy House is individually situated in a prime semi-rural position at the head of the Maen Valley just outside Falmouth. The historic port of Falmouth offers a comprehensive range of facilities and amenities which are supplemented further by the cathedral city of Truro about 10 miles to the north. The port of Falmouth and Carrick Roads boast some of the best sailing waters in the country. Attractions in the area include Pendennis and St Mawes Castle, the National Maritime Museum, Helford River and many others.

## DESCRIPTION

Hansy House has been recently constructed by the current owners to create a attractive, architecturally pleasing and highly contemporary home. It offers a high specification and build quality including Siberian Larch clad and insulated elevations under insulated steel roofing, air source heat pump, underfloor heating, modern kitchen, contemporary bathroom and en suite, Velfac windows and doors and so forth.

The entrance is to a fine Reception Hall with tiled floor and door to under-stairs Storage Cupboard, and which opens to a magnificent "cathedral" arched full height exposed oak frame open-plan Kitchen/Living Room with triple aspect, tiled floor, modern woodburner, sliding doors to outside balconies and Kitchen. The Kitchen is a Crown kitchen with white range of matching modern units with worktop surfaces and including sink unit, Samsung fan assisted oven and separate oven and grill, matching island/breakfast bar with four ring induction hob with extractor hood and ambient lighting over, integral dishwasher, integral refrigerator and bin storage.



From the Hall there is access to a useful Utility Room with stainless steel sink unit with worktop to side and cupboards under and space for washing machine, eye level cupboards, further fitted cupboards, space for American style refrigerator/freezer and non-slip tiled floor.

Adjacent is a Master Bedroom with double aspect, range of part mirror fronted windows, sliding doors to glazed contemporary Juliet balcony and pleasant outlook to the garden and door opening to En Suite Bathroom with deep bath, adjacent rain shower, bidet, suspended close coupled wc and washbasin with mirror over, triple mirror fronted bathroom cabinet, chrome wall mounted towel radiator and non-slip tiled floor.

On the first floor, approached via turning engineered oak stairs, is a Mezzanine Bedroom (part restricted ceiling height) with Velux windows, eaves storage, engineered oak floor and with door through to En Suite Shower room with wide walk-in shower, suspended close coupled wc and contemporary washbasin, chrome wall mounted towel radiator, fully tiled and non-slip tiled floor. (It is considered there is potential to fully enclose the second bedroom if desired).

#### **THE GARAGE/GENERAL PURPOSE BUILDING**

A fine detached Monarch oak framed detached Garage/General Purpose Building with three bays – two of which have electric roller doors - and the third a pedestrian access, concrete floor, power and electricity.

#### **THE GARDENS AND GROUNDS**

The gardens and grounds with Hansy House are a feature of the sale. They extend to about 0.9 of an acre and offer open recreational areas and a tremendous variety of ornamental trees including Golden Ash, Magnolia, Monkey Puzzle, Yew, Sweet Chestnut, Cherry and so forth.

Within the gardens and grounds is a Kernow Springs Hot Tub, level paved seating area, Garden Shed currently used as an artist's studio and attractive Summerhouse.

#### **VIEWING**

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

#### **DIRECTIONS**

From Truro take the A39 towards Falmouth for about 7 miles to Higher Treluswell Roundabout. Go straight over and at Higher Treliever double roundabouts take the A39 towards Falmouth. Drive down to the roundabout and go straight over. At the next roundabout, take the second exit and go up the hill to the roundabout and continue straight over towards Maenporth. At the next roundabout continue straight over again towards Maenporth, ignore the turning to the right towards Budock Water and drive for about a mile to the next roundabout. Go straight over, ignore the turning to the left towards Swanpool Road and take the next turning to the right into Roscarrack Road. Drive down into the valley and as the road starts to rise, the lane into Hansy House will be seen on the left-hand side. There is a name-plate. Pass Woodlands and the property is the next on the left.

#### **SERVICES**

Mains water and electricity connected. Private drainage. Air source underfloor heating on the ground floor and one radiator on the first floor. TV and telephone points, Fibre optic Broadband available.



These particulars are a guide only and should not be relied upon for any purpose.

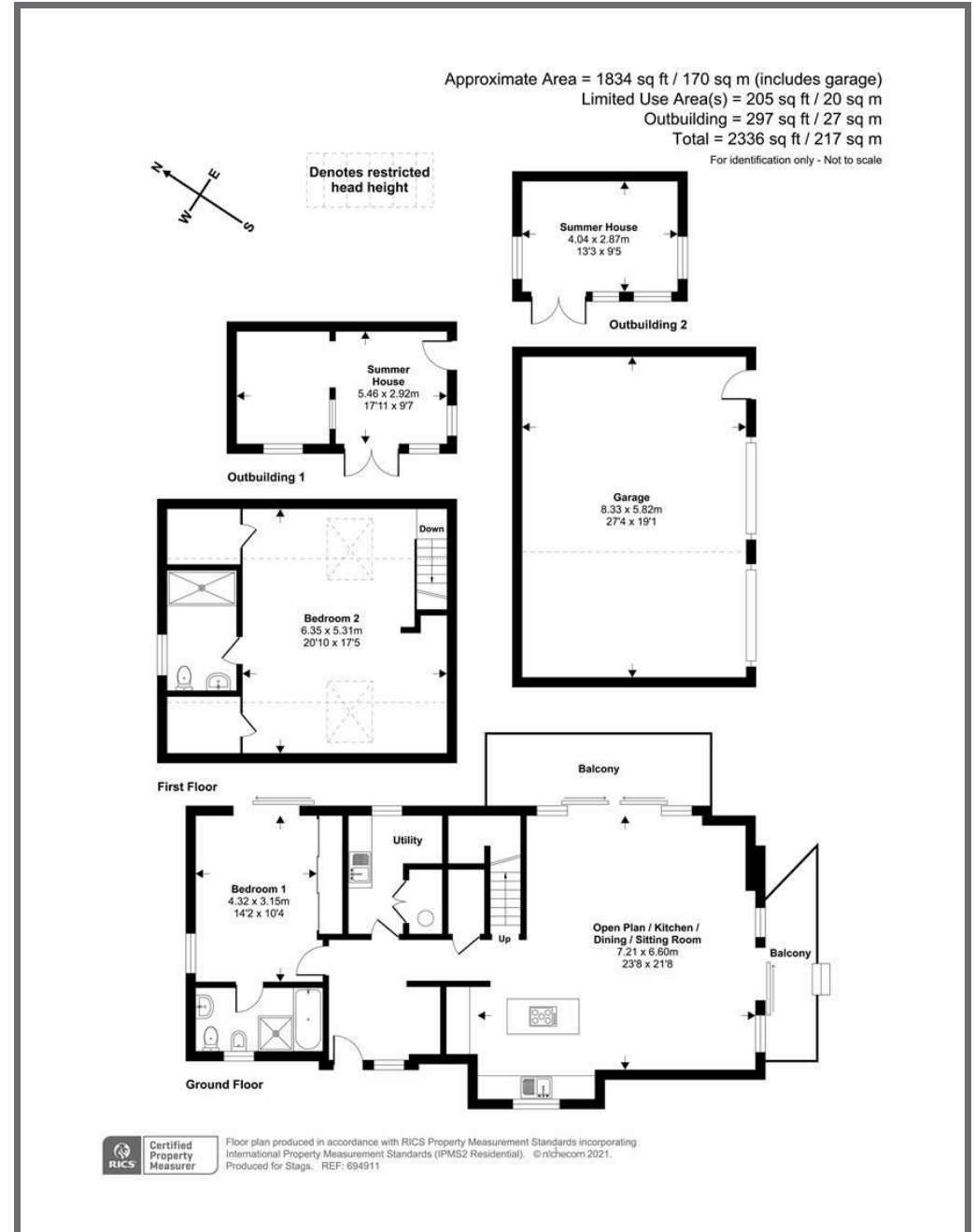


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	100
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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