



# PENOLVA HOUSE

TREVIADES • CONSTANTINE • FALMOUTH • CORNWALL



**Knight  
Frank**



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*A stunning modern family eco home in a secluded and peaceful setting with south-facing, far-reaching views across unspoilt countryside to Polwheveral Creek on the Helford River in the distance. It offers flexible accommodation with a detached annexe.*

Sitting room • Entrance hall • Office • Kitchen/breakfast room • Utility room

Principal bedroom with en suite bathroom, dressing room and private balcony

Guest bedroom suite with access onto balcony

3 further bedrooms (one with access onto the larger balcony) • Family bathroom

Extra width integral double garage

Detached annexe comprising: Sitting/bedroom/kitchen • Shower room • Decking

Terraces and large level lawn • Landscaped gardens and grounds

Private tree lined drive and parking for numerous vehicles

## **Gross Internal floor Area (approx.)**

House: 3,403 sq ft (316.1 sq m) including integral garage

Annexe: 423 sq ft (39.3 sq m)

Port Navas 1.2 miles • Constantine 1.5 miles

Helford Passage 3 miles • Falmouth 6 miles • Truro 13 miles

(All distances and times are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.

Your attention is drawn to the Important Notice on the last page of the text.





## Penolva House – for sale freehold

Penolva House is a new five bedroom, family home set within about 1.75 acres but unlike newer builds Penolva's beautiful gardens have been developed and matured over a period of about 50 years. With exceptional views to Polwheveral Creek and Scots Quay on the Helford River. There are also glimpses down to Port Navas, the Helford Village and beyond to the distant horizon of the ocean. The property was built in 2013 of concrete block and cut granite (quarried in Cornwall) construction to the lower half. The upper half is of double block construction with Western Red Cedar wood combining thermal efficiency with Scandinavian styling. An air source heat exchanger heats both the ground and first floors via under-floor heating. The property has its own private water source from a borehole and UV filtration system. The house has a slate roof and galvanised down pipes and guttering. All the doors and windows are of a very high quality (Velfac) with a powder-coated aluminium finish.

First impressions on arrival are of rural exclusivity. Penolva is designed around light and nature. At night only the sounds of owls, foxes and badgers can be heard. Pheasants frequently visit the gardens and deer can be seen on occasions. Penolva's position and height above sea level enables the observation of weather fronts a considerable distance away and the absence of light pollution allows clarity of the constellations as well as orbiting

satellites. The property is approached via a quiet rural lane, over a cattle grid and down its own private drive lined by fir-trees. The electric gates are remotely and code accessed. There is a large gravelled parking area in front of the house and an extra-wide double garage. This area also provides ample parking to the detached studio annexe.

The entrance hallway makes an impression with a sweeping view up past the mezzanine to the vaulted ceilings some seven metres above the hallway floor. Two aspects of double height Valfac glass in the hallway cascades light from multiple angles into the hallway, the oak staircase as well as onto the large oak landing. The sitting room has oak floors and wood burning stove. The Valfac doors slide apart to create a large opening onto a large triangular Travertine terrace. There is a downstairs WC and a separate cloak room or boot room which gives plenty of storage space

and could be used as a study. The open plan kitchen and living room is particularly special and also has a wood burning stove. There is a large central island with a granite surface and a Rangemaster 110 oven with halogen hobs. More Valfac doors slide apart to create a wide opening that welcomes the outdoors into the home and leads out to the terrace with views out to the Helford River and across to Falmouth Bay. An internal door leads from the kitchen through a utility room to an integral double garage which has extra width to accommodate large cars and or hobbies.

The oak stairs to the landing rotates 180 degrees. As you ascend you are adjacent to one of two sets of large double height Vafac windows that enable a feeling of outdoors as well as taking in the stunning views. Off the staircase landing there are a total of five bedrooms and a family bathroom. Two of the bedrooms have en suite bathrooms (both with





baths and showers). Both have impressively high vaulted ceilings with beams. Two of the bedrooms share a balcony (of about 6m in length) and the principal bedroom suite has its own private balcony with an exceptional panoramic view of about 220 degrees.

Both balconies enjoy the breathtaking rural and waterside views down to the creek. The master bedroom suite also has a dressing room with built-in solid oak wardrobes and drawers. Each bedroom has oak bedside tables and a long desk with drawers each end. Made locally these are also in oak.

Through exceptional design the aesthetic principals of the light at Penolva and how it enhances living there is probably best explained by the current owners who are well versed in light.

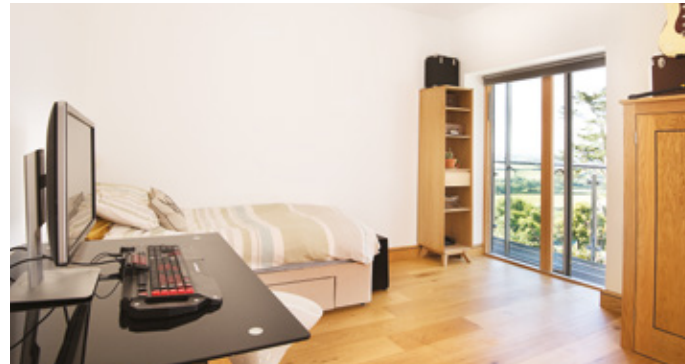
Penolva has many eco principles within its design and construction and the current owners would be happy to explain this as well.

### **Detached Annexe**

Behind the house is a newly built modern detached studio annexe that provides ancillary accommodation. It has been designed to allow more descending light than vertical light through three bespoke rooflights. The annexe also enjoys views through the beautiful gardens to the rolling hills beyond. The annexe has an open plan kitchen/living room/bedroom with a wood burner and glass fronted electric heaters. The en-suite shower room has electric under-floor heating.

### **Gardens and Grounds**

The house is surrounded by an immaculate, mature garden. The paved terrace flows onto grass within which there is a pond. To the right of the property there is a secluded orchard. Beside the detached annexe is a big wood store. There is enough wood and logs at Penolva for two to three years and owing to Penolva's exceptional thermal efficiency even one log burner will raise the temperature in the whole house. The current owners rarely use the underfloor heating in favour of burning logs. There is a gardener's WC on the side of the house and a separate wooden hut that encloses the borehole, water accumulator and UV filtration system.





## South Cornish Coast

Penolva House is perfectly located only a 5 minute drive from the charming Port Navas (with a public slipway to launch small boats) and within a short walking distance (350 metres) to a bus stop providing frequent services to local schools and towns. The property enjoys extraordinary countryside views and a wonderfully private and tranquil setting. The well-known Potager Gardens with its wonderful people, café, cuisine and art-studios is only 300 metres from Penolva along a tree-lined rural lane.



The property is situated close to Falmouth Bay and Rosemullion Head in the highly sought-after Helford of the South Cornish coast. Constantine (1.5 miles) has a post office and shop, a spar shop, a charity shop, village pub and a church. The seaside town and port of Falmouth is just 6 miles away. Falmouth currently holds the title of being England's 'best town to live in'. Truro is 12.5 miles away and is Cornwall's Cathedral City.

It provides the main business links for Cornwall and offers an excellent range of shopping, commercial and schooling facilities.



This part of South Cornwall is best known for its wonderful inshore sailing and cruising with deep water moorings in the Helford River and first-class yacht marinas at Falmouth and Mylor.



This area has one of the most wonderful climates in the United Kingdom, ensuring some of the most spectacular gardens in the country including four of national repute at Trebah, Glendurgan, Carwinion and Penjerrick. Cornwall is proud to have more coastline than any county and is England's number one destination for holidays.



For the sports enthusiast, there are several golf courses in the area including The Budock Vean Hotel and Spa with its 18-hole golf course (2.5 miles). In addition to river and sea fishing, other water sports include windsurfing, paddle boarding, water skiing and kayaking on the Helford Passage, Falmouth Bay and the numerous inlets and creeks.



Communications are good with A38 and A30 providing access to the M5 motorway at Exeter. Truro provides the mainline railway links to London Paddington (4 hours 18 minutes). Newquay Airport provides regular daily flights to most UK destinations and Exeter Airport



provides regular daily flights to many national and international cities. Both airports cater for private and chartered jets.

## Services

Mains electricity including Three Phase. Private drainage and water (from a borehole through UV filtration system). An air source heat exchanger heats both the ground and first floors via under-floor heating.

## Fixtures and fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but some may be available by separate negotiation.

## Local Authority

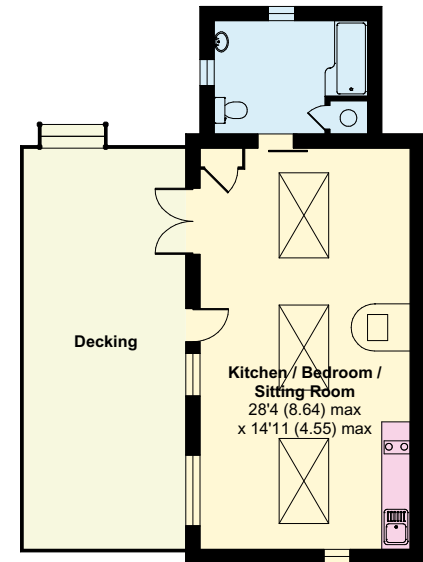
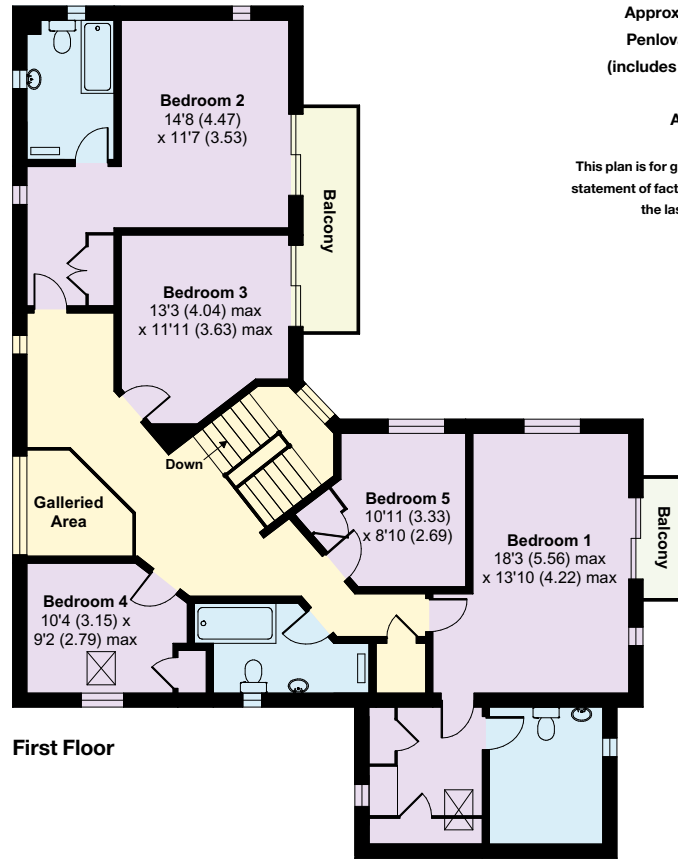
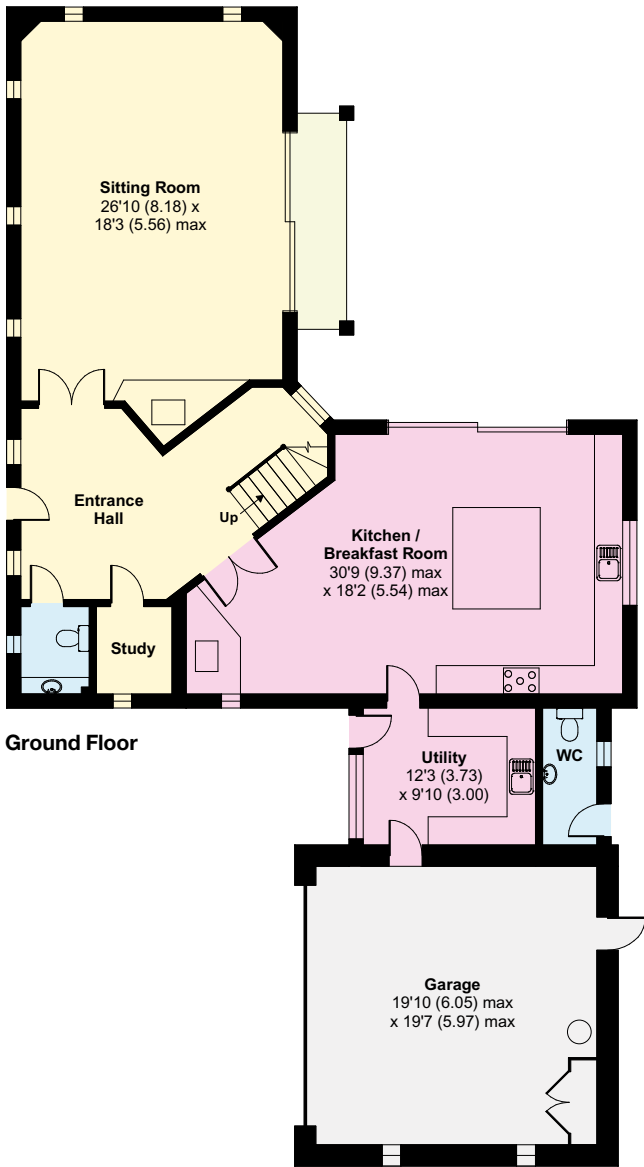
Cornwall County Council, County Hall, Truro, Cornwall, TR1 3AY.  
Telephone: 01872 322000

## Viewing

Strictly by appointment only with agents Knight Frank  
Tel: 01392 423111

## Directions (Postcode TR11 5RG)

From Treliever Cross junction with the A394 and A39 proceed south through Mabe Burnthouse passing Argal and College reservoirs up to the crossroads. Turn right through Lamanva and then fork left for Constantine. Continue along this lane bearing right at a garage and continue to the next junction called High Cross. Turn left towards Mawnan and Port Navas then after a short distance bear right into a narrow country lane and the driveway to Penolva House will be the first on the left hand side.



Approximate Gross Internal Floor Area  
Penlova House: 3309 sq ft (307.4 sq m)  
(includes garage & excludes galleried area/  
annexe & wc).  
Annexe: 517 sq ft (48 sq m)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		82	87
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



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