

# Carpenters Cottage

Carclew, Perranarworthal, Cornwall



Jackson-Stops  
& Staff



People **Property** Places

A charming cottage set in the beautiful grounds of Carclew Estate with the Fal Estuary some 3 miles distance away

Offers in Excess £200,000

## Features

- 19<sup>th</sup> Century country cottage
- Within the grounds of the beautiful Carclew Estate
- Sitting Room
- Dining Room
- Two Double Bedrooms
- Bath/Shower Room
- Established Garden
- Renovation opportunity
- Multi fuel Stoves
- Rural Setting
- Parking Space

## Distances

- Falmouth 4.9 miles
- Truro 6.4 miles
- Mylor Harbour 4.1 miles
- Loe Beach 6.4 miles
- Perranwell Station 2 miles  
(distances approximately)

## The Property

This pretty 1800s stone cottage faces south overlooking the courtyard, where there is a delightful mature and restful garden-approximately 100ft x 50ft and complete with a summer house. The cottage is comfortably proportioned with two double bedrooms and a bath/shower room upstairs whilst downstairs is a beamed ceiling sitting room and a dining room, stepping up into the kitchen.

The interior is charming and authentic although some updating is required.

## The Location

Carpenters Cottage is set amongst a working stable courtyard within the gloriously unspoilt and beautiful Carclew Estate, between Falmouth and Truro, just four miles from Mylor Harbour and the Fal estuary. The Cathedral City of Truro offers a good selection of multiple and individual shopping opportunities being the county town and administrative centre with mainline rail links to London Paddington. The city abounds with interesting architecture and offers a public school a cultural hall with varied regular performances.





## Gardens & Grounds

Parking space to the front. 50 paces away is the garden accessed off a lane through twin granite posts and gate approximately 50ft wide x 100ft deep, established and roughly level, facing south and west with areas of grass, a fine oak tree and Rhododendron.

## Property Information

**Postcode** TR3 7PB

**Council Tax Band** C

**Services** Mains electricity, oil central heating, private drainage, mains metered water.

**Fixtures and fittings** Only those mentioned in this brochure are included in the sale. All others, such as carpets, curtains, light fittings, garden ornaments etc. are specifically excluded, but may be made available by separate negotiation.

**Local Authority** Cornwall Council, Truro, TR1 3AY Telephone 0300 1234100

**Viewing** By appointment with joint agents Jackson-Stops & Staff's Truro office: 01872 261160 or Heather & Lay's, Falmouth office: 01326 319767

**Fast Find:** 59629



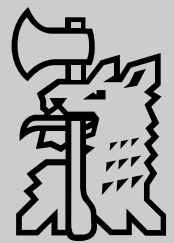
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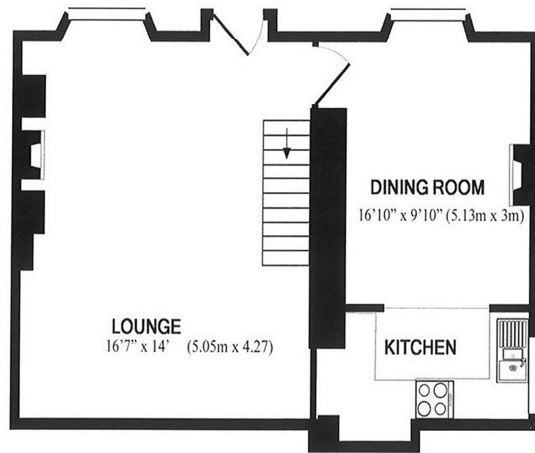
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44 Lemon Street Truro Cornwall TR1 2NS

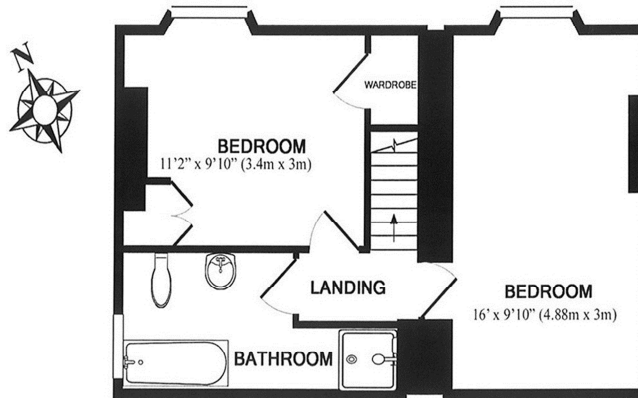
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**Jackson-Stops  
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GROUND FLOOR  
APPROX. FLOOR  
AREA 429 SQ.FT.  
(39.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 401 SQ.FT.  
(37.3 SQ.M.)

CARPENTERS COTTAGE, CARCLEW, PERRANARWORTHAL, TRURO, CORNWALL TR3 7  
TOTAL APPROX. FLOOR AREA 830 SQ.FT. (77.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given  
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## Directions

From Truro heading towards Falmouth on the A39 passing the Norway Inn on your right take the next left towards Mylor. Drive past the lower drive to the Carclew Estate on the left and ascend the hill to the T junction. Turn left towards Mylor and then immediately left again at the Lodge House into the higher estate. Continue along the driveway with fields on the left and right and turn left into the lane which enters the courtyard and Carpenters Cottage is straight ahead with parking in front.

Energy Efficiency Rating		Current	Potential
100-91	A		
90-81	B		
80-65	C		
64-55	D		
54-45	E		
44-35	F		
34-20	G		
19-10			

For energy efficient homes (England, Wales & Scotland)  
England, Scotland & Wales EU Directive 2002/91/EC