

GREENWITH PLACE
NR TRURO, CORNWALL

JONATHAN

CUNLIFFE



*Greenwith Place, Silver Hill, Perranwell Station,
Truro TR3 7LR*

A wonderfully 'secret' detached village house set in large mature gardens and grounds on the edge of Perranwell Station, between Truro and Falmouth.
In the same ownership for 31 years

- 5 bedrooms (one en suite) • Sitting room, snug and dining room
- Kitchen with AGA • Pantry, larder and utility • Detached former coach house
- Mature gardens providing immense privacy • Last sold in 1991
- 2920 sqft (plus outbuildings) • In all about 3 acres • EPC - G



SETTING THE SCENE

The village of Perranwell Station lies in an incredibly desirable part of south Cornwall, not far from the Fal Estuary - and as suggested by the name, has its own railway station on the branch line running between the port and university town of Falmouth, and the cathedral city of Truro.

Perranwell Station is a thriving village with a traditional village pub - The Royal Oak, besides village store, primary school and even a long-established classic car garage. Unsurprisingly it is one of the most desirable locations in south Cornwall for families wanting to be close to the private and state schools in Truro and within easy reach of watersports facilities at Falmouth and Mylor Yacht Harbour, with the surfing beaches of the north coast about ten miles drive.

Perranwell Station is only 6 miles from the main London Paddington-Penzance main railway line in Truro, with an overnight 'sleeper' service. Newquay airport is 25 miles away.

HISTORY

The original house was built circa mid 1850 as a four square house with a small addition to the left hand end later that century. The owners were the Edwards' family who owned the mill near Devoran. Their final descendant here was a Mrs Edwards who died c 1948/9 and left the property in her will "to my doctor" namely her GP who had a surgery in the line of terraced cottages on the main road near The Norway. However, very soon after this c. 1948/9 her doctor also died!

He had been joined in the practice only recently by Dr Franklin Coombs as a junior partner and the lawyers decided that he should therefore inherit the property, which he did at a fairly young age. He was known as rather a legend in Perranwell, clearly quite a character with a great interest in natural history particularly birds, crows and choughs especially, studying their behaviour in various cages at Greenwith Place. He was an accomplished artist well known in the bird world and keen cine film maker including for Natural History projects with BBC Bristol. He was a good friend of Sir Peter Scott the naturalist who often stayed at the house.

He clearly had a fine eye for detail and in 1949/50 built the substantial extension to the right side of the house, including a terrace with a granite balustrade with original stone from Carclew Manor which had been destroyed by fire in 1934 and several old millstones forming steps. Every detail was very well done internally also with very solid construction. He also refashioned the adjacent coach house creating an artists studio above.

His wife was a great plantswoman and planted out the extensive gardens with many specimen camellias and rhododendrons which are now well established and a phenomenal site in the early part of the year.

After he died, the property was then purchased by Mr Parrish of Flushing who never actually lived here but sold on to our clients in August 1991. There was a lot of work to be done when our client moved in including complete rewiring, central heating installation and damp proof coursing as needed in the older part of the house. Our clients have lived here ever since and much enjoyed their time in such a happy home and wonderful garden.

THE TOUR

Entered through an attractive portico in the original part of the house, Greenwith Place has a generous entrance hall with panelled walls and leads in three directions to the rest of the house. The formal dining room, is at the front of the house with an open fireplace, large sash windows overlooking the front garden to the south and wood flooring. Behind the dining room is the farmhouse style kitchen with oil fired Aga and serving hatchway through to the dining room. The rear hall leads past a pantry, larder and further on to the utility/boot room. Completing the ground floor accommodation is the snug/study and the sitting room with French doors to the garden.

On the first floor there are 5 bedrooms (the principal being en-suite), in addition to a family bathroom.

Across the drive from the main house is an 'L'-shaped former coach house which is quite generous in size and has attractive elevations in keeping with the house. The lower level comprises a single garage, workshop and store, with a spacious studio/office above. This attractive building compliments the house very well and is a marvellous home office space.

THE GREAT OUTDOORS

This incredibly pretty house enjoys a southerly aspect overlooking its gardens and grounds, extending to some 3 acres which include a formal lawned area directly in front of the main house and a second spacious level lawned area to the west of the coach house. The grounds fall mainly to the southern side of the property and are made up of mature private woodland with paths that meander through trees providing a series of charming walks. There are some truly magnificent specimen trees and shrubs throughout the grounds.

SERVICES

Mains water and electricity, private drainage and oil fired AGA and central heating system. Super fast broadband.

DISTANCES (All distances approximate)

Perranwell Station 0.5 miles, Falmouth 5 miles, Truro 6 miles, Mylor Yacht Harbour 6 miles, Porthtowan 10 miles

WHAT3WORDS LOCATION

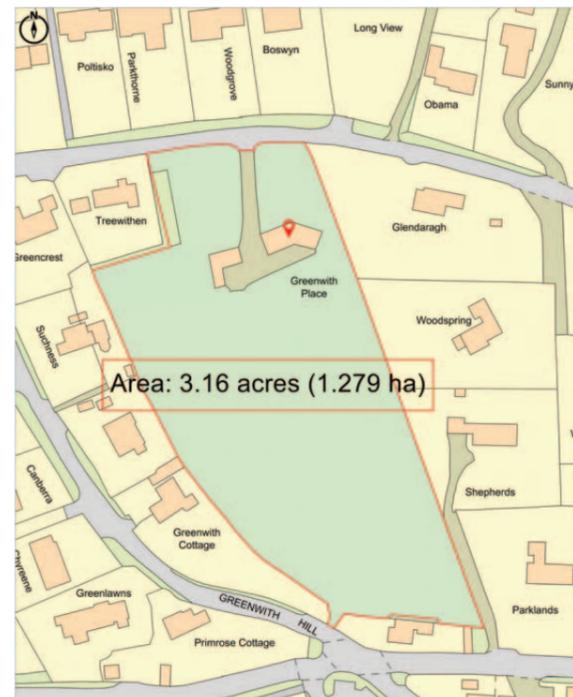
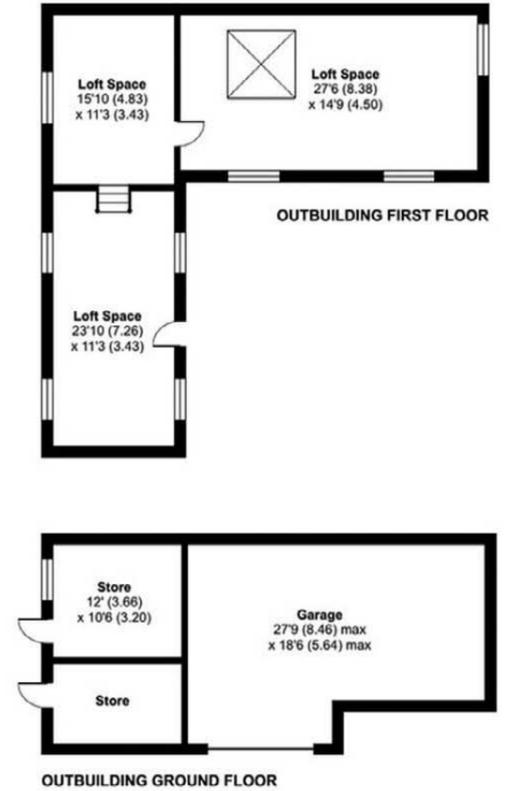
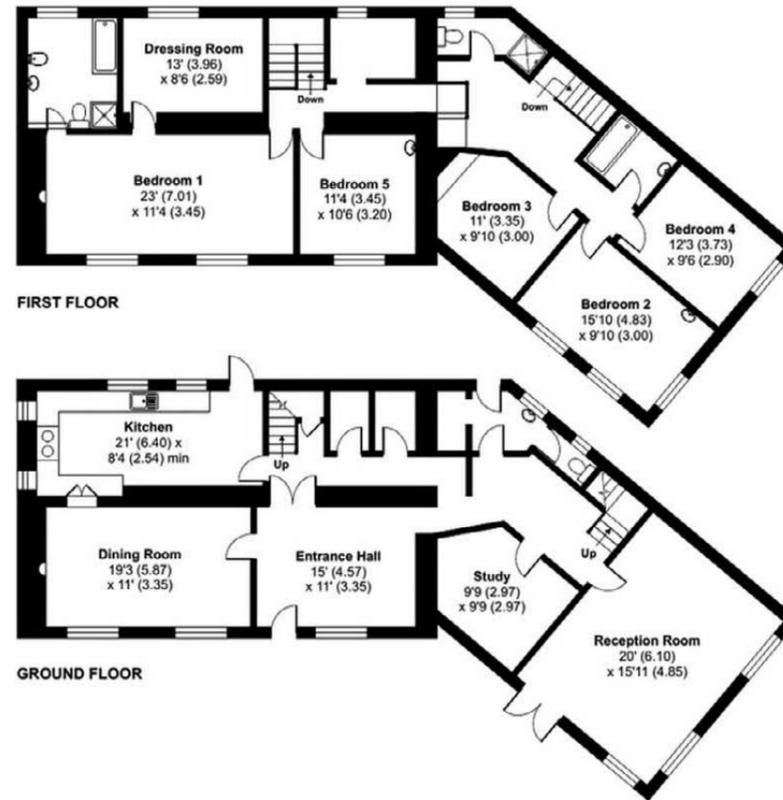
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DIRECTIONS

From the centre of the village, turn left up the hill by the classic car garage. At the crossroads take the road straight ahead and continue up the hill. Take the first right into Silver Hill. Greenwith Place is the third property on the right hand side.

Greenwith Place, Silver Hill, Perranwell Station, Truro, TR3 7LR

Approximate Area = 2920 sq ft / 271.2 sq m
Outbuilding / Garage = 1549 sq ft / 143.9 sq m
Total = 4469 sq ft / 415.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for nichecom. REF: 866802

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	20 G	

ANTI-MONEY LAUNDERING REGULATIONS

It is a legal requirement that we receive verified identification from all buyers before a sale can be formally instructed. Your cooperation on this matter is much appreciated to ensure there is no unnecessary delay in concluding a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FUNDING

Prior to agreeing a sale, our clients may require us to obtain a proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays and will inform you of what we require prior to agreeing a sale.

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