

**FOR SALE**



**Pellyn Downs, Pelean Cross, Ponsanooth**  
**Guide Price £545,000**

  
**MARTIN & CO**

# Pellyn Downs, Pelean Cross

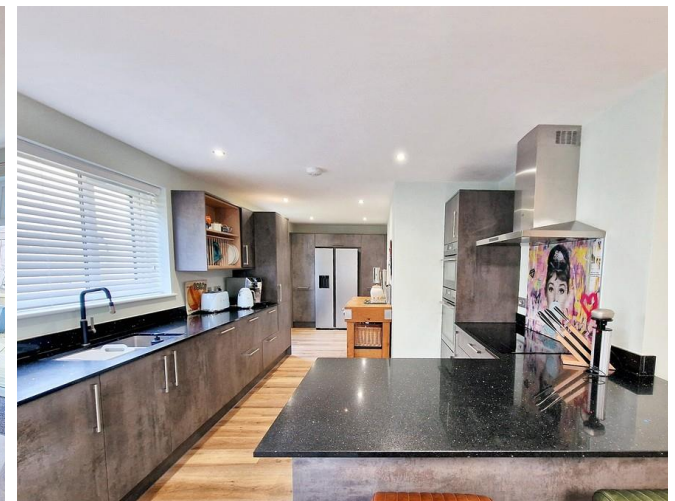
Guide Price £545,000

- ARCHITECT DESIGNED
- AIR SOURCE HEAT PUMP
- FOUR DOUBLE BEDROOMS
- AMPLE PARKING
- VILLAGE LOCATION

A beautifully presented, architecturally designed, executive home, with spacious, four double-bedroom accommodation, parking for four cars and a landscaped garden, located in an exclusive cul-de-sac within the picturesque village of Ponsanooth, close to Falmouth and Penryn.

Constructed in 2022, this architecturally designed home provides particularly spacious and bright accommodation and is being sold with NO ONWARD CHAIN.

On entering the property, a hallway flooded with natural light and a modern oak and glass stairwell welcomes you. Solid oak doors lead though to the integrated garage, cloakroom and sitting room.



A spacious sitting room leads seamlessly through to an open plan dining room and kitchen, with patio doors to the rear garden and a lovely view across Kennall Vale to the front. Oak flooring flows throughout the ground floor with the added benefit of underfloor heating and a contemporary wood burning stove for cosy winter evenings. Double doors could easily be installed to separate the dining from the sitting room if preferred.

The kitchen boasts an impressive array of cupboards and sleek contemporary finishes including high-gloss sparkle Quartz work-tops and breakfast bar. Integrated AEG appliances include a dishwasher, 5 ring induction hob, extractor, and a double oven with microwave and steam functions. There is also plenty of room for an American style fridge freezer. At the far end are doors to the garden and the integral garage, which could potentially be converted into an office, gym, or additional living space if preferred. The garage ceiling and walls have already been insulated and plastered.

On the first floor, leading off the light-filled landing, are four spacious double bedrooms and a luxurious family bathroom. The principal bedroom is particularly impressive with a Juliet balcony providing stunning countryside views and an ensuite shower room with double walk-in shower. The main bathroom has a mains run shower over bath with hinged glass shower-screen and both bathrooms have a large shower rose together with hand held shower attachments. Vanity mirrors are back-lit and there is sensitive movement lighting to vanity units. Heated towel radiators and contemporary ceramic wall-tiles complete the luxury design.



Externally, the appeal continues with a front driveway providing ample parking for up to four cars, and landscaped gardens to the front and rear. Gates on either side of the property provide access to the rear garden where there is a patio and a corner seating area, plus space for a large garden shed. The garden has been thoughtfully planted with seven ornamental trees, including Cherry, Laburnum, Mountain Oak and Acer. In the summer, Wisteria covers the back wall along with other small climbers.

Viewing is highly recommended to appreciate the design and spaciousness of this striking property as well as to appreciate the lovely countryside location. There is a bus-stop within a 1-minute walk with services to Truro, Falmouth and Redruth. Ponsanooth train station is within a 5-minute drive.

**SERVICES:**

- Air source heat pump and electric for both hot water and heating
- Mains water
- Waste treatment plant shared between the five homes in the cul-de-sac

**ADDITIONAL INFORMATION:**

- Zoned underfloor heating to ground floor and upstairs bathrooms
  - Wood burner fitted in 2024
  - Fibre optic broadband
  - Electric garage doors
  - Outside electric supply to patio area
  - Side gates to rear garden on either side of house
  - Communal charge of approximately £150 per year to cover driveway lighting and yearly servicing and running costs of the shared waste treatment plant
  - EPC : B
  - Council Tax Band : E
  - Double glazing throughout
- NO ONWARD CHAIN**

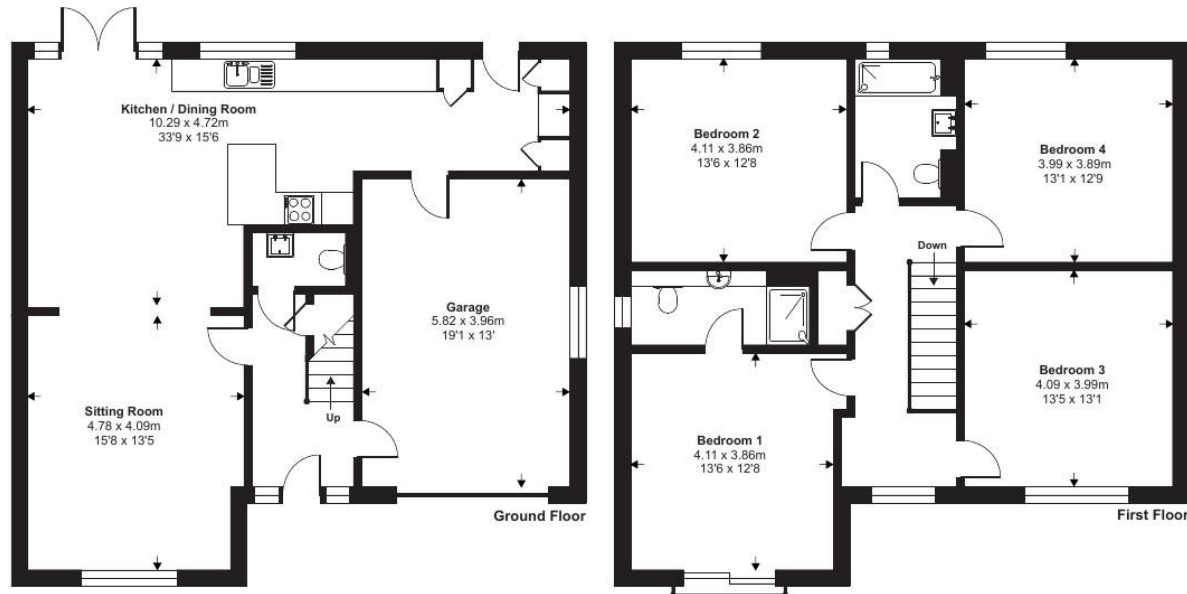
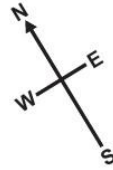
**LOCATION:**

Ponsanooth is an attractive village, around 2.5 miles northwest of Penryn and 4 miles southeast of Redruth, benefitting from a village shop and primary school. The village is renowned for the Kennall Vale Nature Reserve located in adjacent woodland on the site of former mills and gunpowder factories bordering the River Kennall. Picturesque forest trails take you through rich undergrowth and open glades as you meander through some of Cornwall's industrial heritage, right on your doorstep!



Approximate Area = 1669 sq ft / 155. sq m  
Garage = 249 sq ft / 23.1 sq m  
Total = 1918 sq ft / 178.1 sq m

For identification only - Not to scale



## Martin & Co Falmouth

72 Kimberley Park Road • Falmouth • TR11 2DF  
T: 01326 697696 • E: falmouth@martinco.com

# 01326 697696

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.