



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10162

Offers around £550,000

27 Gwel An Woon,  
Goonhavern, Truro, Cornwall, TR4 9FZ

**FREEHOLD**



Found in an exceedingly popular, well regarded residential close, close to the village amenities, an attractive 4 bedroomed link detached house with driveway parking, oversized single garage and beautifully landscaped private south west facing gardens. With spacious, well presented accommodation, plentiful living space, 4 good sized bedrooms and 2 bath/shower rooms, having been exceptionally well cared for during our clients' ownership.







### **SUMMARY OF ACCOMMODATION**

**Ground Floor** Entrance hall, wc, living room, open-plan kitchen/dining room, utility room, integral oversized single garage.

**First Floor** Principal bedroom with en-suite shower room, 3 further double bedrooms and family bath/shower room.

**Outside** Off-road parking for 2-3 vehicles along with oversized attached and integral single garage. Landscaped front garden with a path to one side leading to the enclosed, landscaped south west facing rear garden with large sit out full width sun terrace with level lawn below with further sun terrace with summerhouse and enclosed boundaries.

### **DESCRIPTION**

27 Gwel An Woon is a very well presented, family home, in a very well regarded residential close near the village amenities of Goonhavern. A broad attractive house with painted rendered elevations and prominent box bay windows to the front elevation as well as occupying a coveted corner position at the end of the cul-de-sac with no passing traffic and backing onto neighbouring farmland. The house has been much loved and cared for with further improvements since purchasing including landscaped low maintenance front garden



and south west facing rear gardens including a broad sit out terrace, level lawn and planted borders.

A welcoming entrance hall leads to the ground floor wc, stairs to the first floor, storage cupboard and understairs storage and a door through to the large living room with box bay window and feature electric fireplace with slate hearth. From here, double doors open to the beautifully appointed kitchen/dining room with double glazed doors opening onto the broad sit out elevated sun terrace with lawn beyond, space for large dining room table and chairs and a door opening through to the useful utility with door leading to the integral oversized single garage.



On the first floor, there are four good sized bedrooms, the principal with an en-suite shower room and a further family bathroom.

Outside, there is brick paved driveway parking for 2-3 vehicles plus further parking in the garage. Landscaped low maintenance front garden with side path opening to the rear garden with fields to one side, a large full width sit out sun terrace, with steps descending to a level lawn, further patio and summerhouse.

**In all, a superb family home close to village amenities with easy access to the coast and also in close proximity to Truro and Newquay, therefore a viewing is wholeheartedly recommended by the vendors' sole agent.**





## **LOCATION**

27 Gwel An Woon is located a level walk away from the village centre. The village itself has a very good sized general store with post office, popular pub, garden centre and a park with children's play area and there is also a highly regarded primary school.

The village itself is very well positioned being only about 2 miles away from the north coast and the beautiful 1½ mile long sandy beach at Perranporth. The town of Newquay is about 6 miles away and is the home of surfing in the United Kingdom with the world renowned Fistral beach. The cathedral city of Truro, Cornwall's capital, is about 7 miles from the village and this has a very comprehensive range of schooling, leisure and commercial facilities.

For the golfing enthusiast there are excellent courses nearby at Perranporth, Newquay and Truro as well as a number of others in the vicinity.

## **THE ACCOMMODATION COMPRISES** **(all floor plans and dimensions are approximate)**

From the driveway a path leads to the front door opening into:-

**ENTRANCE HALL** With stairs rising to the first floor, understairs storage, further storage cupboard and doors into the ground floor wc and:-

**LIVING ROOM – 18'2" x 12'** With large double glazed box bay window, front elevation with electric feature log burner set on slate hearth and double doors lead through to the:-







**OPEN-PLAN KITCHEN / DINING ROOM – 23'5" x 16'7"** UPVC double glazed windows above the beautifully appointed kitchen with cream Shaker style base units set under wood effect worktops with overmounted 1½ bowl drainer sink with hot and cold mixer tap, overmounted AEG induction hob with AEG extractor over, working height AEG oven with further grill above. Built-in AEG fridge/freezer and matching wall units. Beyond the kitchen is the dining area with uPVC double glazed windows and doors leading through to the south west facing landscaped garden and off this room a door opens into the:-



**UTILITY ROOM – 6'4" x 5'10"** With space and plumbing for washing machine and tumble dryer with cream Shaker style base units and wood effect worktops. Doors through to the oversized integral single garage (18'8" x 11'5").

**GROUND FLOOR WC** Obscure double glazed window with deep sill, wc with hidden cistern, wall mounted wash hand basin with hot and cold mixer tap.



**FIRST FLOOR**

**PRINCIPAL BEDROOM – 16'9" x 10'3"** With uPVC double glazed window overlooking the rear garden with distant countryside views.



**EN-SUITE SHOWER ROOM** With wall mounted wc with hidden cistern, wall mounted wash hand basin with hot and cold mixer tap. Corner shower cubicle with rain head and handheld shower attachments.

**BEDROOM 2 – 15' x 9'** A large dual aspect room with uPVC double glazed box bay window to the front elevation and further arrow slit window to the side overlooking neighbouring fields. Built-in wardrobe.





**BEDROOM 3 – 13' x 9'2"** UPVC double glazed window to the rear elevation overlooking the landscaped garden.

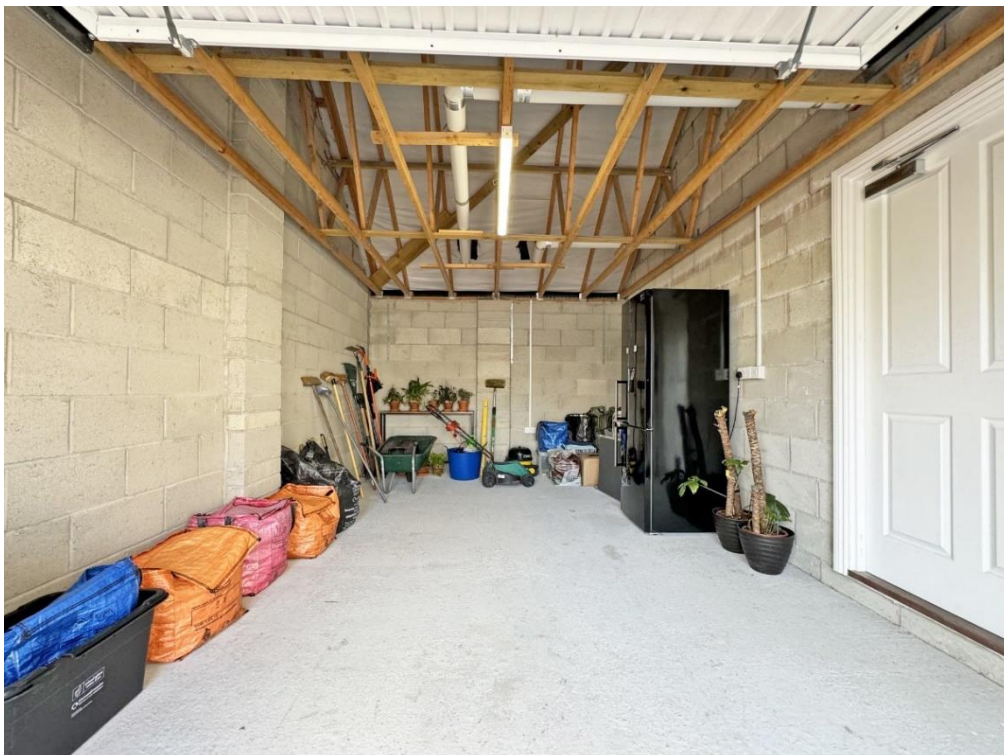
**BEDROOM 4 – 10'3" x 9'9"** UPVC double glazed window to the front elevation. Built-in wardrobe.

**FAMILY BATH / SHOWER ROOM** With obscure double glazed window to the side elevation, wall mounted wc with hidden cistern, wall mounted wash hand basin with hot and cold mixer tap. Large panelled bath plus shower attachment and glazed shower screen.



## OUTSIDE

To the front is brick paved driveway parking for 2-3 vehicles and a low maintenance landscaped front garden. To the rear, the south west facing enclosed garden with broad full width sun terrace with steps descending to the level lawn with planted borders and high fencing with a further sun terrace with summerhouse (7'9" x 6'). Bordering the gardens are neighbouring fields allowing for a lovely leafy and green outlook and the perfect space to enjoy the afternoon and evening sun for alfresco dining and barbecues.



## **GENERAL INFORMATION**

**VIEWING** Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

**POST CODE** TR4 9FZ.

**SERVICES** Mains water, electricity, drainage and air source heat pump.

**COUNCIL TAX BAND** E (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

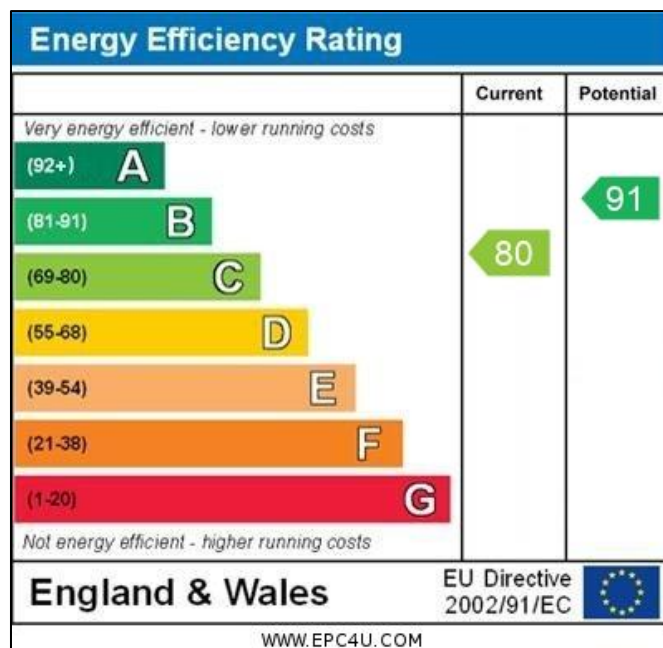
**DIRECTIONS** From the centre of Goonhavern at the double roundabout proceed towards Redruth and Truro on the A3075. After a short distance take the first right hand turning onto Perranwell Road and Gwel An Woon is the second turning on the right hand side. No. 27 Gwel An Woon is found by proceeding to the top of the development, bearing left and is the last property on the left hand side.

**AGENT'S NOTE** The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

**OFFICE OPENING HOURS** Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

## **THE PROPERTY OMBUDSMAN**

Approved Redress Scheme





Not to scale – for identification purposes only.

# Gwel An Woon, Goonhavern, Truro, TR4

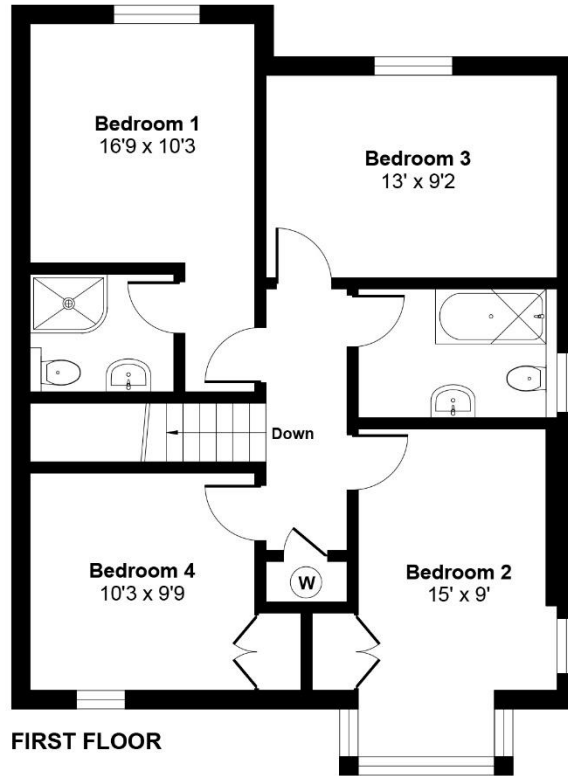
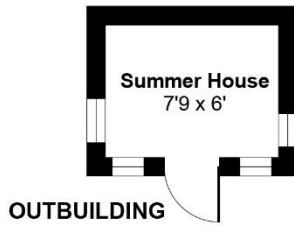
Approximate Area = 1417 sq ft / 131.6 sq m

Garage = 215 sq ft / 20 sq m

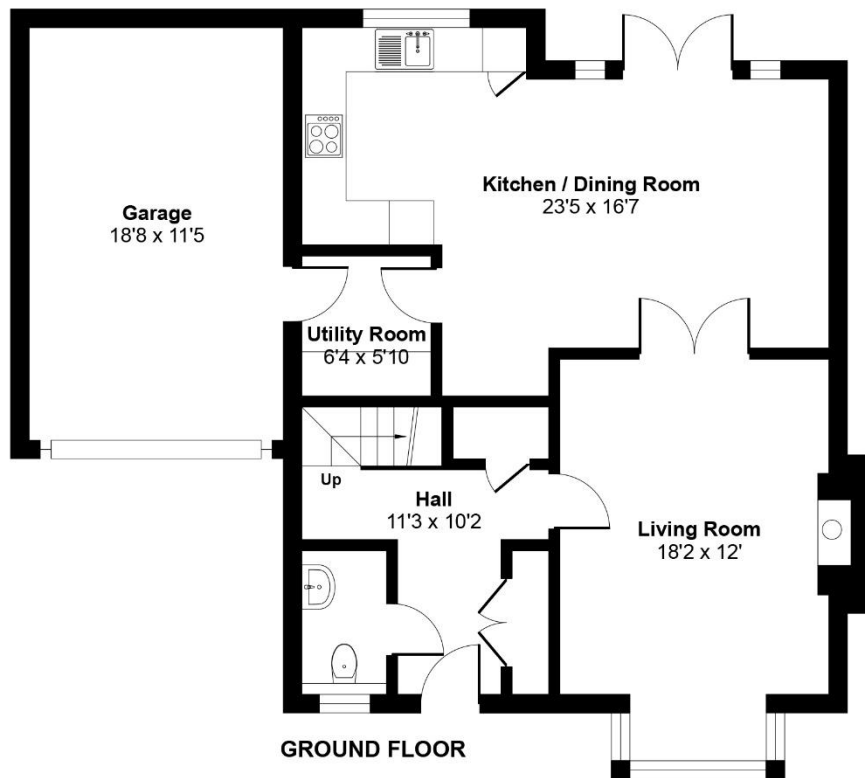
Outbuilding = 47 sq ft / 4.3 sq m

Total = 1679 sq ft / 156 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Lillicap Chilcott. REF: 1178844



