



WOODLANDS
PONSANOOTH

TRURO
TR3 7JA

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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A DETACHED COTTAGE FOR RENOVATION AND A LARGE PARCEL OF LAND WITH PLANNING CONSENT FOR FOUR DETACHED HOUSES

A rare and unusual opportunity for a prestigious new development in a picturesque village setting alongside the River Kennall. An ancient detached cottage needing improvement and a secluded parcel of land with outline/reserved matters planning consent for four large family size houses.

The Cottage (Woodlands). A 3 bedroom detached property with gas fired central heating.

Proposed dwellings

Plot 1 - 3 bedrooms (one ensuite), family bathroom, open-plan living space, cloakroom and utility.

Plot 2 - 3 bedrooms (one ensuite), family bathroom, open-plan living space, cloakroom and utility.

Plot 3 - 4 bedrooms (one ensuite), family bathroom, open-plan living space, cloakroom and utility.

Plot 4 - 3 bedrooms (one ensuite), family bathroom, open-plan living space, cloakroom and utility.

Freehold. Council Tax Band for Woodlands - E. EPC - TBC.

GUIDE PRICE £695,000

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The cottage has become run-down in recent years and is now in need of improvement. However it has been modernised over the years by the present owner and has full gas fired central heating. It can easily be upgraded to a fine character home.

Ponsanooth is a thriving community well placed for access to Truro, Falmouth and Redruth. Local facilities include a pub, post office and also a primary school. A regular bus service passes through the village and there are many scenic walks in the immediate locality including the renowned Kennal Vale.

The cottage was renovated some years ago but is now in need of refurbishment. It is genuinely a very old cottage, probably thatched originally and internally there are many character features including exposed fireplaces, low beam ceilings and rooms arranged on varying levels. It affords three bedroom accommodation with gas fired central heating.

GROUND FLOOR

CONSERVATORY

Strategically positioned to overlook the garden and along the valley.
Radiator.

With w.c. leading off.

KITCHEN/BREAKFAST ROOM

With a range of fitted cupboards and drawers complete with work surface and sink and drainer inset. Further full height built-in cupboards and one containing plumbing facility for washing machine. Rangemaster stove set within recess terracotta paved floor, exposed beams, window seat and stable door to the outside. Radiator.

Steps down to:-



10.40m x 3.74m (34'1" x 12'3")

With exposed inglenook type fireplaces at each end of the room and one fitted with a wood burner. Beamed ceiling, built-in cupboard and two radiators. Double doors opening to the outside.

Stairs leading to the first floor.

FIRST FLOOR

At mezzanine level there is a bathroom with corner jacuzzi bath complete with shower over, vanity wash hand basin in illuminated recess and w.c. Radiator, extractor fan and new Duo-Tec gas central heating boiler.

BEDROOM 1

3.84m x 3.74m (12'7" x 12'3")

With fitted wardrobe, overhead cupboard, exposed beams and radiator.

BEDROOM 2

3.90m x 4.26m (12'9" x 13'11")

With two deep recesses and radiator.

BEDROOM 3

2.72m x 1.91m (8'11" x 6'3")

Radiator.



BATHROOM

3.27m x 1.65m (10'8" x 5'4")

With corner jacuzzi bath with shower over, wash basin in illuminated recess and w.c. Radiator and cupboard containing gas central heating boiler.

OUTSIDE

A tarmac drive leads into the property from the road and this turns down to a parking area for several vehicles. Alongside this area there is a timber SHED 12' x 8' and a short distance away there is a CHALET/WORKSHOP 46' x 15' overall (PLEASE NOTE THAT ALL OF THESE BUILDINGS WOULD NEED TO BE DEMOLIISHED FOR THE DEVELOPMENT TO TAKE PLACE).

THE LAND WITH PLANNING CONSENT

Currently the land is all in grass and stretches for a considerable distance along the valley floor. It is framed and protected by a wealth of trees on the bank behind (part of the curtilage of the property) whilst the River Kennall runs alongside the southern boundary and is a particular feature.

CONDITIONAL OUTLINE PLANNING CONSENT was granted by Cornwall Council on the 27th January 2023 (Application Number PA22/05772) for the "proposed development of up to four dwellings following demolition of existing outbuildings including access and layout". A copy of the planning consent document is available from the agents or can be viewed on the Cornwall Planning website.

APPROVAL OF RESERVED MATTERS was granted by Cornwall Council on the 4th March 2026 (Application number PA25/09410) for "scale, appearance and landscaping following approval of outline consent". A copy of this document is available from the agents or can be viewed on the Cornwall Planning website.

The land immediately adjacent to the river is designated a Zone 2 and 3 flood plain. A block plan to show the position of the new dwellings set above the designated flood plain is incorporated within these particulars.

Extracts to show the layout and elevations of a 3 bedroom and a 4 bedroom dwelling are also included within these particulars. All four dwellings are variations of the same theme but are not identical.

Some of the land on the opposite side of the river is owned by our client and a small strip of land will be conveyed to allow access on foot directly to the village.

CIL PAYMENT

The Community Infrastructure Levy (CIL) for the development is £67,355.11. A copy of the Liability Notice is available from the agents.

SERVICES

Mains water, electricity and gas are currently connected to Woodlands cottage whilst drainage is to a private system. Similar services are likely to be available for the new development with drainage to a new swage treatment plant. Enquiries in this respect must be directed to the appropriate service authorities but it must be noted that mains drainage is available to the village.

None of the existing services have been tested. by the agents.

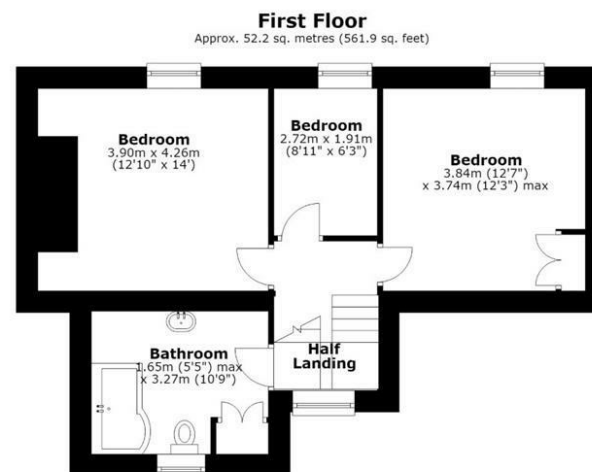
COUNCIL TAX - WOODLANDS - Band E

VIEWING

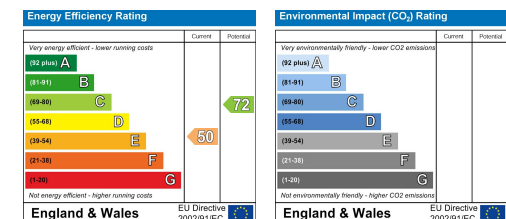
Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

Proceeding down through Ponsanooth from the Falmouth direction pass over the bridge at the bottom of the village and turn immediately right into the driveway of Woodlands.



Total area: approx. 126.7 sq. metres (1363.6 sq. feet)
Woodlands, Ponsanooth



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