



The Garden House

Perranwell Station



The Garden House

Upper Tredrea, Perranwell Station, Truro TR3 7QU

Tucked away in a tranquil, traffic-free setting, this exceptional detached family home offers the perfect blend of privacy, peace and prestige. Located on the edge of the popular village of Perranwell Station, this high-quality residence is surrounded by leafy landscapes, creating an idyllic retreat while still providing convenient access to local amenities. Designed with elegance and comfort in mind, this stunning home presents a rare opportunity to embrace a refined lifestyle in an enviable location.



The location

Nestled almost equidistant between the vibrant hubs of Truro and Falmouth, Perranwell Station offers an ideal balance of accessibility and rural charm. With easy access to both the north and south coasts as well as Cornwall's many attractions, this delightful village is perfectly situated for enjoying all that the county has to offer.

Perranwell Station enjoys a wealth of amenities that contribute to its strong community feel. Residents benefit from a well-supported primary school, a welcoming pub, a local garage, a charming church and a thriving community-run village shop. An active village hall, football and cricket clubs, and a direct rail link to both Truro and Falmouth ensure connectivity and engagement, making this a truly exceptional place to call home.

Beyond the village, the scenic creeks of the Fal Estuary and the prestigious Mylor Yacht Harbour—with its deep-water moorings—are just a short drive away offering some of the finest day-sailing waters in the UK.

For broader conveniences, Truro and Falmouth, each approximately six miles away, provide an extensive range of amenities, including highly regarded schools and colleges, hospitals, the National Maritime Museum, and the national-class Hall for Cornwall theatre. For further travel, the mainline railway from Truro connects directly to London Paddington, while Cornwall Airport, just 25 miles away, offers a range of domestic and European flights.

The property

- Architect-designed 2007-built detached home blending modern living with elegant and traditional charm
- All rooms enjoy views over the landscaped and beautifully stocked gardens
- High ceilings, ornate coving and pre-aged oak timbers add warmth and character
- Welcoming living spaces offer a natural flow between rooms and seamless access to the gardens

Ground Floor:

- Granite-pillared entrance
- Elegant travertine-tiled reception hall opening through to the dining room and a views of the garden
- Dining room defined by exposed and pre-aged timbers and a bay window with French doors to the rear garden
- Spacious double aspect living room with an Adam-style French limestone fireplace and two sets French doors opening to front and rear gardens
- Orangery-style conservatory / garden room with two sets of French doors to the gardens and electric roof windows
- Well-equipped kitchen/breakfast room, granite tops, AGA, integrated dishwasher, hob, and fridge/freezer
- Utility room providing additional storage and access to the integral double garage

First Floor:

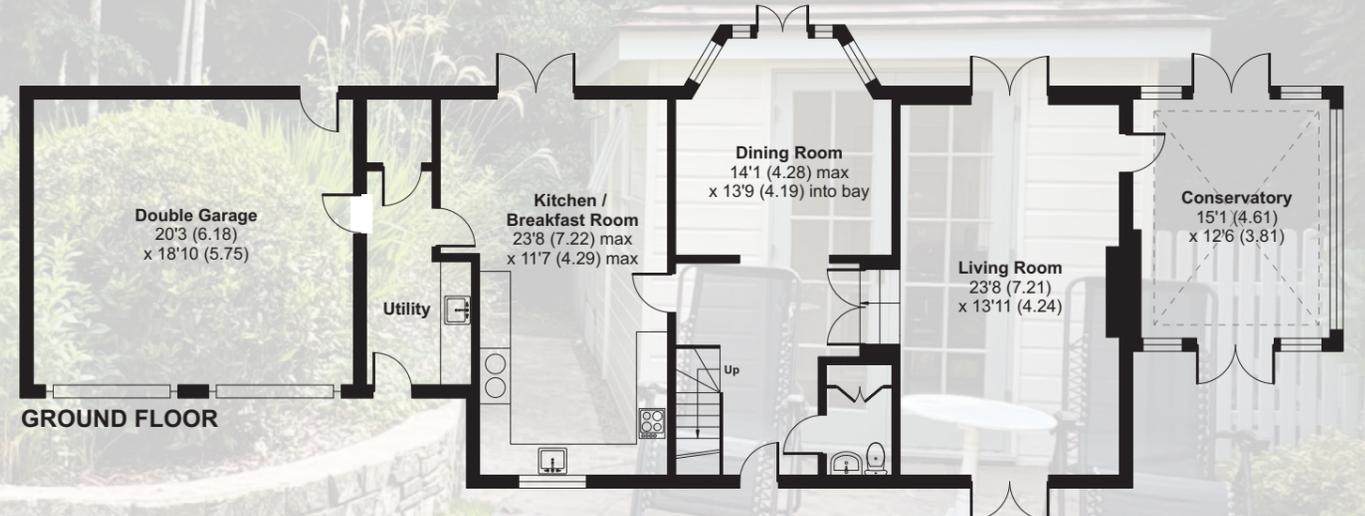
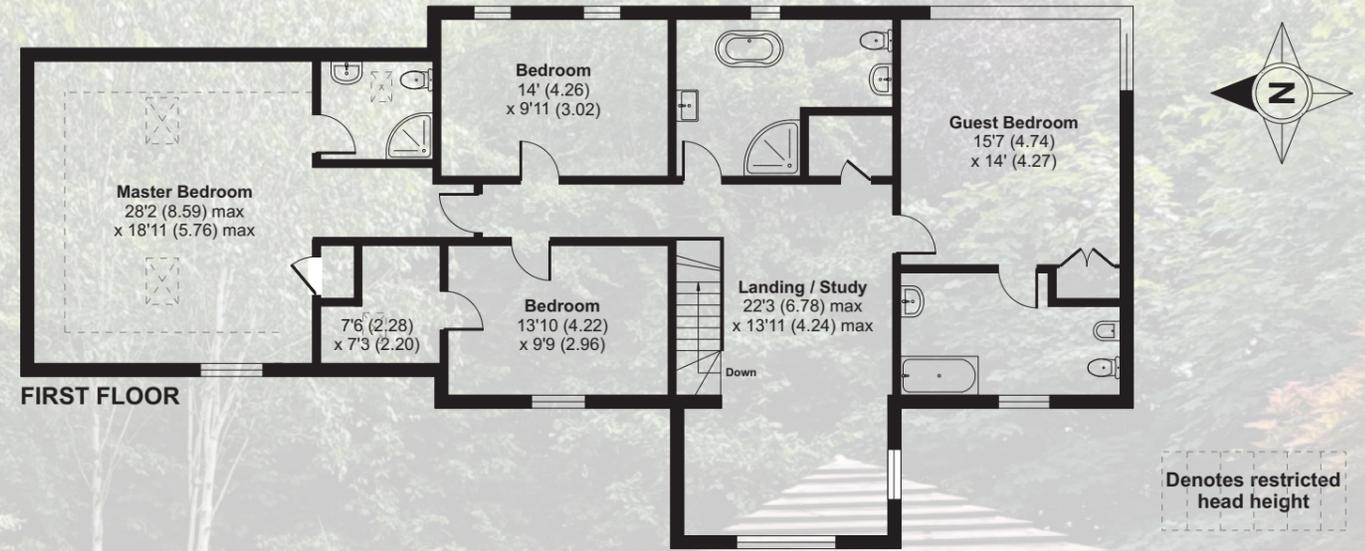
- Exceptionally spacious landing, ideal for a study or reading area
- Luxurious master bedroom suite featuring fitted wardrobes and en suite with roll-top bath
- Guest suite, enhanced by exposed timbers, a walk-in dressing room, and en suite with Matki rainwater-style shower
- Third bedroom, fully fitted with wardrobes and a walk-in wardrobe, adaptable for en suite facilities if desired
- Fourth double bedroom
- Superb family bathroom, generously proportioned with a roll-top bath, Matki shower cubicle and tiled floor





The Garden House, Upper Tredrea, Perranarworthal, Truro, TR3 7QU

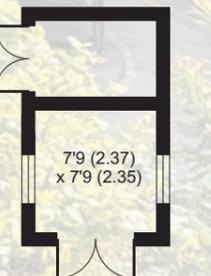
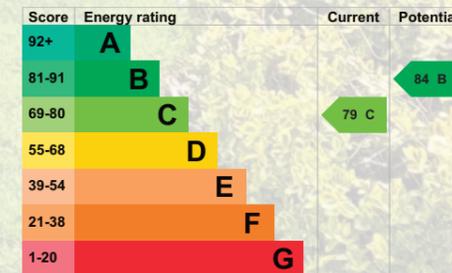
Main House = 2861 sq ft / 265.7 sq m
 Total = 3387 sq ft / 314.4 sq m (includes garage & summer house)
 Limited Use Area(s) = 99 sq ft / 9.1 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Shore Partnership Limited. REF: 1300786

Directions

From the A39, take Cove Hill into the village. At the crossroads (by the war memorial), turn right and then immediately right again into Upper Tredrea. Continue along the lane for 150 yards, turn left and the gate for The Garden House is immediately on the right.



SUMMER HOUSE

The gardens and grounds

- Electric gates open onto a gravelled driveway offering ample parking and forecourt turning
- Mature, well-enclosed private gardens, beautifully stocked throughout
- The front garden features a raised lawn with a terrace, perfect for enjoying the afternoon and evening sun. A further lawn area and a pathway wind through the well-stocked beds, complemented by a terrace leading from the living and garden rooms.
- At the rear, expansive lawned gardens extend with a terrace spanning the width of the house, accessible from every room. The grounds also include a charming summer house, pond, shed and a kitchen garden area.
- Integrated double garage with electric doors

Tenure, services and material information

Freehold.
 Mains electricity, water and gas. Gas central heating. Private drainage. Broadband: Fibre to Cabinet (source: <https://www.openreach.com/fibre-checker/my-products>).
 Council Tax: band E

Distances

Perranwell Cricket club -175 yards; St Piran's Church - 500 yards; Perranwell Station (village pub and school) - 0.5; Branch line railway station - 0.9; Devoran - 1.7; Carnon Downs - 2.2; Trelissick Gardens (National Trust) - 4.6; Loe Beach (Feock) - 5; Truro - 6; Falmouth - 6; Royal Cornwall Hospital (Treliske) - 7.3; St Agnes - 9.8; Cornwall Airport (Newquay) - 25

(All distances are approximate and in miles)

What 3 Words

///emeralds.sounding.ounce

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

IMPORTANT NOTICE Shore Partnership, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Shore Partnership has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



www.carbonbalancedprinter.com
 Registration No. CBP2277

This brochure was produced and printed by BJ Press Ltd, a Carbon Balanced Printer registered with the World Land Trust.



Ben Davies
Director



Tim May
Director

WHERE YOU LIVE MATTERS

Telephone: 01872 484484
Email: contact@shorepartnership.com

School House Office, Market Street,
Devoran, Truro, Cornwall, TR3 6QA

