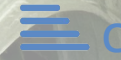




TOM WILLS
PERSONAL PROPERTY AGENTS

St. Pirans Hill,
Perranwell Station, Truro, TR3 7QA
£575,000



GREAT VALUE NON-ESTATE INDIVIDUAL DETACHED HOUSE WITH LARGE GARDEN AND SUPERB DRIVEWAY/GARAGE. Occupying a sizeable plot, measuring approximately 120m from the driveway to the foot of the garden, an individual detached non-estate chalet-style house providing generous 4 bedroom 3 bath/shower room accommodation with 3 reception rooms including a living room and conservatory overlooking the large side garden. Single garage accessed via driveway parking with multi-vehicle parking.

THE SITUATION

Perranwell Station is a conveniently positioned village approximately 5 miles from both the Cathedral City of Truro and Port of Falmouth. Excellent village amenities/facilities include a village shop with post office, 'The Royal Oak' public house, village hall, primary school, cricket & football clubs, day nursery and classic car garage. What makes Perranwell Station really stand out is the direct rail link to Truro, Falmouth and Penryn. This branch line regularly travels between the three towns during the day, into the evening including weekends, a real rarity for any village in South Cornwall. Truro City station links directly to London Paddington.

- Immensely broad plot
- Detached and non-estate
- Large tree-lined garden
- Build circa 2000
- Semi-circular driveway
- Garage with scope to extend
- 4 Bedrooms
- 3 bath/shower rooms
- Modern kitchen
- 3 Reception rooms (inc. conservatory)





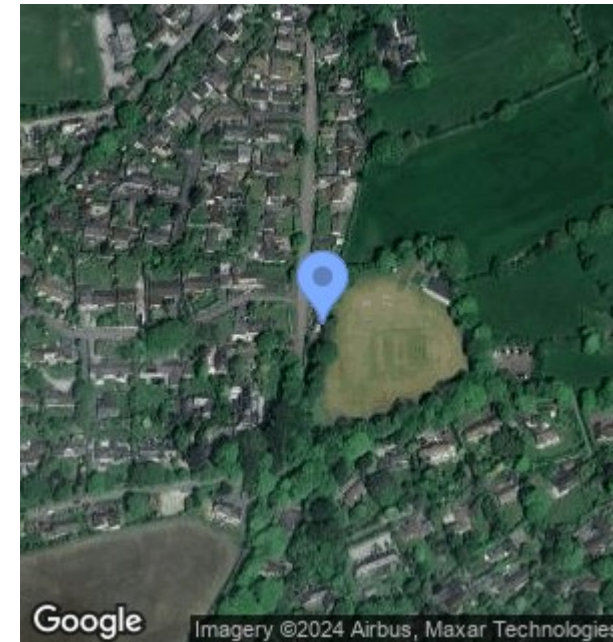
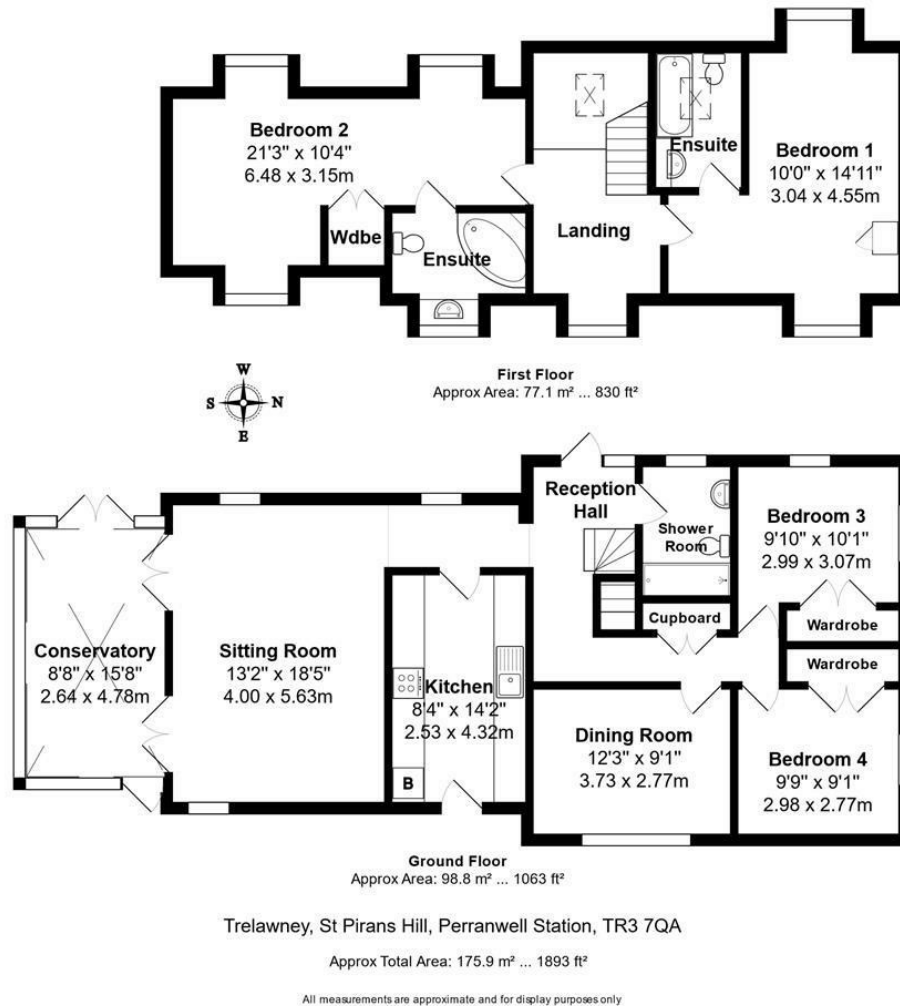
THE PROPERTY

Excellently positioned towards the top of St Piran's Hill adjacent to highly sought-after Church Road and bordering the village cricket ground, 'Trelawney' was constructed, we believe, around 2000 of traditional cavity block with the addition of a conservatory during the early 2000's. This unique and highly appealing dormer-style house has been recently upgraded with a contemporary re-fitted kitchen and features double glazing and mains gas central heating. 2 Large first floor bedrooms both feature spacious en-suite bathrooms and duel aspects, one of which enjoys elevated views toward the village centre and unspoiled countryside. The layout and design also lends itself to those requiring single storey living, with 2 bedrooms and a shower room located on the ground floor.

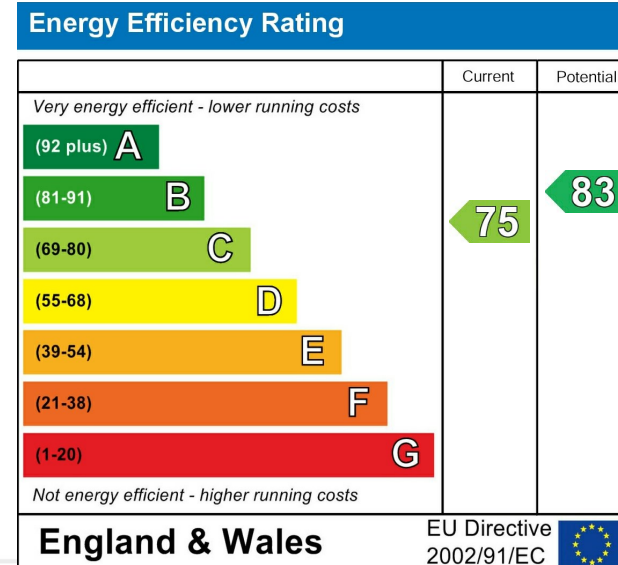
The garden is a real asset of the property, enjoying sunny level, deep lawned areas, bordered by mature hedging on both sides many of which are tree-lined. With immense road frontage there is great scope for those requiring additional parking for motorhomes and boats etc

ADDITIONAL INFORMATION

Tenure - Freehold. Possession - Vacant possession upon completion with the benefit of no onward chain. Services - Mains gas, electricity, water and drainage. Council Tax - Band E. EPC rating - 75 (C). Gas fired central heating.



Energy Efficiency Graph



Viewing Please contact us on 01326 352302 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.