



4 Tremall Parc, Crelow Hill, Stithians, TR3 7AG
Offers in excess of £525,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Link-detached dormer bungalow
- Substantially extended and recently renovated
- Over 1,500 sq ft of high quality accommodation
- Four double bedrooms, master en-suite
- Stunning open plan living, dining and kitchen with separate study
- Front & rear gardens, wonderful countryside views
- Plenty of driveway parking
- Video tour available



A substantially extended and renovated link-detached dormer bungalow now offering a truly superb four bedroom home in this popular village location. Front and rear gardens, driveway parking and stunning countryside views. An opportunity not to be missed!



The Property

There is so much more than meets the eye with this fantastic property! A cursory viewing from the road would suggest perhaps a modest 1970's bungalow is what greets you but that is only half the tale. My clients have set about an extensive renovation of the property which includes heavily extending upwards and outwards to provide a stunning four double bedroom family home now measuring over 1,500 sq ft in total.

A good-sized entrance porch with glazing welcomes you in with useful space for coat and shoe storage. A further door then opens into a real 'wow' space – a stunning open plan living, dining and kitchen all enjoying the wonderful surrounding countryside views from cleverly placed glazing and bi-folding doors opening seamlessly to the rear garden. The fully fitted Wren kitchen is high quality and offers integrated appliances as well as a rear pantry / utility room. Off the living space there is a separate room which is currently utilised as an office but could just as easily be a second reception room, hobby or playroom if desired. To the front of the property on the ground floor there are two large double bedrooms – one of which is the master which has the benefit of a luxurious en-suite shower room and walk in wardrobe. Upstairs there are two further double bedrooms as well as a modern fully fitted family bathroom in the middle. The renovation of this property has been completed to a very high standard indeed with quality finishes including oak doors and frames, karndean flooring, designer tiling, an oak and glass staircase as well as great energy credentials with high levels of insulation complimented by an air source heat pump. There is absolutely nothing to do when buying this property, just move in and enjoy from day one!

The outside of the house is a real treat as well – a large plot affords plenty of space to the front laid with lawn, high hedging and trees providing great privacy from the road. There is also plenty of off-road driveway parking for a few vehicles and the option to produce more at the sacrifice of some front lawn if desired. To the rear a completely level South/West facing garden enjoys the afternoon and evening sunshine from the rear patio and lawn enjoying those uninterrupted countryside views to all angles. There is a fantastic inside/outside feel achieved here with the bi-fold glazed doors and level access from the living space to the garden - perfect for al-fresco dining and entertaining.

I can't stress enough how much this property needs to be viewed to be appreciated. A truly stunning achievement by the sellers and now an opportunity not to be missed for a future lucky owner.









The Location

Crellow Hill sits on the South side of the village with a perfect mix of the amenities being a short walk away whilst enjoying the peace and tranquillity that comes with being on the fringes of this well regarded place to live.

Stithians was named one of the most searched villages on Rightmove in the UK in 2021. This is a popular rural location with an active community boasting a vibrant community and plenty of amenities including primary school, playing field, doctors surgery, Seven Stars Inn, village shop, two churches, community centre, village hall and a monthly produce market. It is well known for its annual agricultural show which attracts crowds from far and wide across the county among several other major annual events like the scarecrow festival and Cricket Club fireworks display.

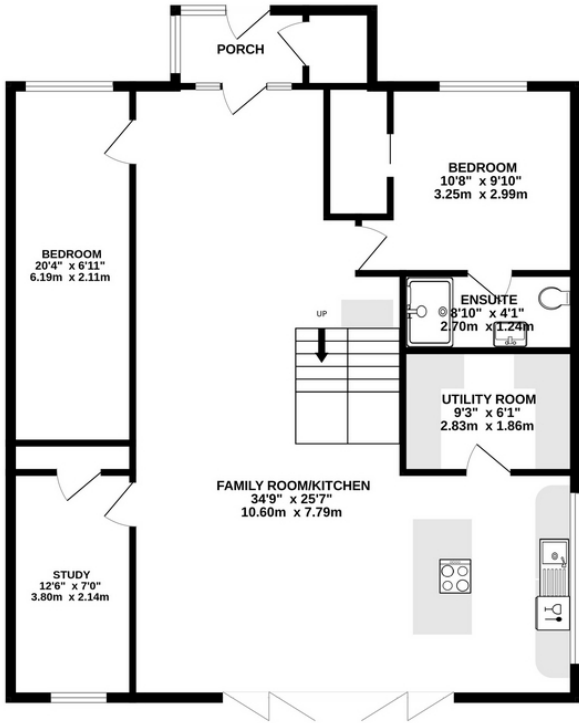
The countryside location of course offers incredible scenic walks across a huge network of footpaths and bridleways which often lead in the direction of Stithians Lake. This is the largest body of inland water in West Cornwall and has a water sports centre with sailing, windsurfing, kayaking and fishing on offer as well as a café and Golden Lion pub for refreshments afterwards.

The village is also very well connected being within ten miles of the city of Truro, harbour town of Falmouth as well as Helston and Redruth. Stithians offers that true rural village feel with the convenience of location with regular buses heading in all directions as well as a branch line rail service at the nearby village of Perranwell Station heading to Truro and Falmouth in either direction.

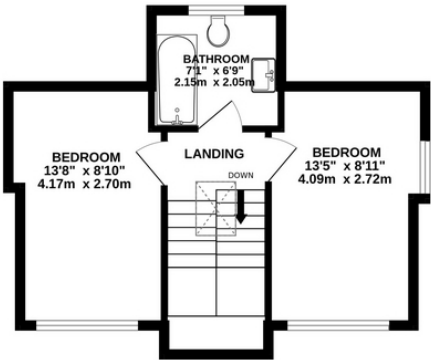


Floorplan

GROUND FLOOR
1163 sq.ft. (108.1 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 1517 sq.ft. (140.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Property Information

Tenure: Freehold

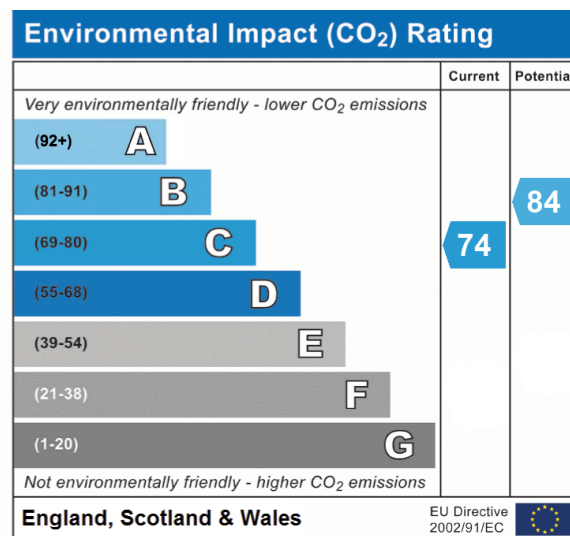
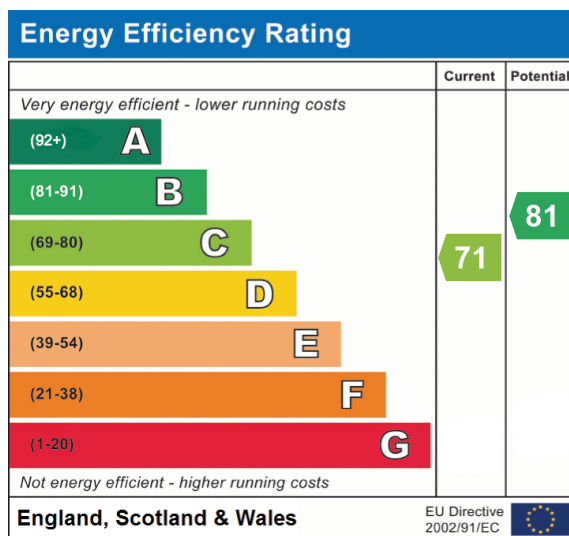
Council Authority: Cornwall

Council Tax Band: C

Services: Mains water, drainage, and electric are all connected. The property and stored hot water is heated by an air source heat pump.

Mobile Signal: Best network O2 – (good indoor & outdoor)

Broadband: Superfast available. Max Download 80Mbps. Max Upload 20Mbps.



Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.

