



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR92954824

£899,950

Rose Cottage,
Trewedna Lane, Perranwell Station, Truro, Cornwall, TR3 7PG

FREEHOLD



In a peaceful and discreet position on the edge of Perranwell Station, an immaculately presented and beautifully interior designed detached 4/5 bed roomed house of considerable charm and quality. Offering flexible and spacious contemporary accommodation, elegant interiors and private gardens, in a blissful setting with far reaching views across the surrounding countryside.





SUMMARY OF ACCOMMODATION

Ground Floor Entrance porch, reception hall, living room, conservatory, kitchen/dining room, bedroom 5/study, utility room, cloakroom/wc, store room.

First Floor 4 double bedrooms (one with dressing room/study), family bathroom, family shower room.

Outside Driveway parking for 3-4 cars, Victorian style greenhouse, dining terrace and outdoor kitchen area, lawned gardens. 16'1" x 11'2" store (formerly part of a garage).

DESCRIPTION

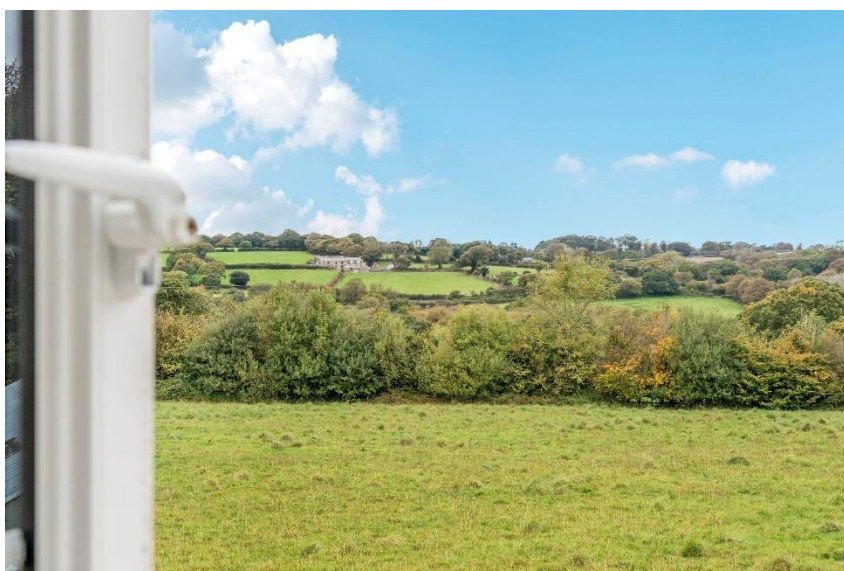
Tucked away in a peaceful and discreet position on the edge of Perranwell Station, Rose Cottage is an immaculately presented detached house of considerable charm and quality. A classic double fronted cottage with stone and rendered elevations beneath a natural slate roof, it offers light, spacious and beautifully designed interiors, combining traditional character with a fresh, contemporary style. Comprehensively refurbished in 2022 with works including new plumbing, double glazing and the addition of a woodburning stove.

High ceilings and excellent natural light enhance the sense of space throughout, with well planned and adaptable accommodation providing four or five bedrooms and generous, and versatile, reception areas.

The reception hall opens into a bright, dual aspect living room with woodburning stove, leading through glazed doors to a triple aspect conservatory enjoying superb views over the surrounding countryside. A further reception room provides flexibility as a study, guest bedroom or additional sitting room.

The large kitchen/dining room is the heart of the house – fitted with bespoke cabinetry, a central island and integrated appliances. A near full wall of glazing opens onto the rear terrace, drawing in the stunning countryside views and linking the house seamlessly with the garden. A separate utility room, cloakroom and useful store complete the ground floor.

Upstairs, the first floor has four well proportioned bedrooms and two stylish bath/shower rooms. The principal bedroom enjoys far reaching rural views and an adjoining dressing room, currently used as a study but easily adapted for use as an en-suite.



Outside, a long drive leads to ample parking. The gardens include lawns, fruit trees and a Victorian style greenhouse, while the rear terrace provides a perfect setting for outdoor dining and enjoys a high degree of privacy. A side gate opens to a private lane giving direct pedestrian access to the village centre, pub and primary school.

To be sold chain free, a superbly presented home in a tranquil setting, combining privacy, style and convenience within easy reach of both Truro and Falmouth.

LOCATION

Rose Cottage is located in a quiet enclave, just off Trewedna Lane which is just a short walk from the heart of Perranwell Station, close to the village amenities. Close at hand is the excellent Royal Oak Inn, the village community centre and the well regarded primary school. There are also cricket and football clubs, a garage and good transport links with regular bus services providing transport to both Truro and Falmouth. A little further away, but also within walking distance, is the railway station which connects to the main line at Truro and on to the main Penzance to Paddington line.

There are many activities taking place in the village on a regular basis, with the community centre providing a variety of weekly classes and entertainment opportunities. The sailing waters and creeks of the Fal Estuary are within easy reach with kayaking, dinghy sailing and windsurfing available at Loe beach, Feock and Mylor Harbour. Both Mylor and Falmouth offer deep water moorings and marinas along with laying up facilities for larger yachts. Falmouth also has sandy beaches, The National Maritime Museum and a wide range of facilities and events including Falmouth Regatta Week. The cathedral city of Truro is about 10 minutes' drive away and is the county's leading retail, administrative and educational

centre with unrivalled shopping facilities, expanding employment opportunities and a wide selection of both state and private schooling for all ages.

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

From the driveway, the front door opens into:-

ENTRANCE PORCH With built-in boot room storage wall. Small paned glazed door, with glazed side panels, to:-



RECEPTION HALL Turning staircase with white timber balustrade rising to the first floor, understairs cupboard, pair of small paned glazed doors to:-

LIVING ROOM – 17'7" x 12'7" Dual aspect and filled with light. Featuring a large woodburner set on a slate hearth, oak floor, bifold doors to the:-



CONSERVATORY – 10' x 9'10" Triple aspect room which, combined with the living room, creates a superb large reception space. With stunning views across the neighbouring countryside and part-glazed door to the garden and side terrace.

From the Entrance Hall, doors to:-

BEDROOM 5 / STUDY – 12'7" x 10' Large double bedroom, study or second sitting room with windows overlooking the front and gardens. Radiator with decorative cover.

KITCHEN / DINING ROOM A very large dual aspect room with a beautiful oak floor and inset downlighters and underfloor heating, comprising:

KITCHEN – 14'2" x 12'7" Fitted with a range of bespoke soft grey drawers and cabinets, including waste bins, set beneath white quartz worktops. With a large central island unit, complete with breakfast bar, and featuring built-in appliances including Miele dishwasher, Smeg 6-ring gas stove, ovens and extractor, wine chiller, full height fridge and full height freezer, twin sink unit and Kettle boiling water tap.



DINING AREA – 16'1" x 12'6" With plenty of space for a large table and chairs and a near full wall of glass provides access to the terrace and wonderful views across the neighbouring fields where deer, owls and foxes are almost daily visitors. Door to:-

UTILITY ROOM – 12'6" x 7'8" Soft green bespoke wall, base and tall cabinets and



drawers with oak worktops, space for two appliances, twin sink unit with mixer tap, window, radiator, part-glazed door to outside, door to store and door to:

CLOAKROOM / WC A delightful cloakroom with wc, antique style wood vanity unit with wash hand basin, wood panelled walls to dado rail height, extractor fan.

FORMER GARAGE / STORE – 16'1" x 11'2" Formerly part of the garage and with an electric up and over door to the drive. With plenty of space for shelves and cabinets and storage of bikes and garden machinery.

From the entrance hall, stairs rise to a spacious:-

FIRST FLOOR

LANDING With loft hatch, large airing cupboard, radiator and window overlooking the drive. Doors to:-

PRINCIPAL BEDROOM 1 – 14'4" x 13'4" With a triple built-in wardrobe, radiator, window with stunning views over the adjoining countryside. Door to:-



DRESSING ROOM Currently used as an office but ideal for use as a dressing room or for conversion into an en suite. Window, radiator.



BEDROOM 2 – 13'4" x 12'6" A large double bedroom with a radiator, built-in wardrobes and a window overlooking the rear garden.



BEDROOM 3 – 13'5" x 10'9" Large double bedroom with a window and a radiator.

BEDROOM 4 – 13'5" x 9' A double bedroom with a window overlooking the front garden, radiator with decorative cover.

FAMILY BATHROOM With freestanding rolltop bath with hand shower and mixer tap, Grohe wall hung wash hand basin, low level wc, shelf, tile effect floor, heritage style radiator with heated towel rail, extractor fan, ceramic tiled walls.



FAMILY SHOWER ROOM

With large walk-in shower enclosure, vanity unit with wash hand basin, low level Grohe wc, ladder style heated towel rail, part ceramic tiled walls, shelf.



OUTSIDE

Rose Cottage is set back from Trewedna Lane and approached over a long, tarmac entrance drive, much of which is owned by the property with two neighbours having a right of way over it.

The cottage has a large parking area with plenty of space for 3-4 cars, the gateway flanked by Cornish stone hedges and tall fencing, beds and borders.

A charming and functional Victorian-style brick and timber greenhouse is set within a large area of lawn to the front of the house where the grass is punctuated by a collection of trees, including productive fruit trees, and shrubs. A paved path leads through the front and side lawns before opening into a delightfully private terrace outside the conservatory to the rear of the house. There is ample space for table and chairs, and a granite topped outdoor kitchen area provides the perfect setting for al fresco dining. A tall gate opens from the dining terrace to a private lane, over which Rose Cottage has a Right of Way, that leads directly into the heart of the village offering a quick and safe route to both the local primary school and pub. The rear garden is mainly laid to lawn and offers a high degree of privacy as well as stunning views over the low Cornish hedge to the adjoining countryside where snowy owls, deer and foxes are regular visitors.



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 TR3 7PG.

SERVICES Mains water, electricity, gas and drainage, solar panels, gas central heating.

MOBILE PHONE COVERAGE All major provides are likely.

BROADBAND Superfast broadband available – 68 Mbps highest available download speed. 17 Mbps highest available upload speed. (Source: Ofcom).

COUNCIL TAX BAND F (see www.mycounciltax.org.uk).

DIRECTIONS Follow the A39 from Truro towards Falmouth and turn right, after the Norway Inn, heading up Cove Hill towards Perranwell Station. At the brow of the hill turn left into Trewinnard Road and continue to the end where there is a crossroads. Proceed straight across into Trewedna Lane. After a short distance is a discreet turning on your right hand side with a slate name plaque saying 'Rose Cottage'. Take this turning and Rose Cottage is in front of you at the end.

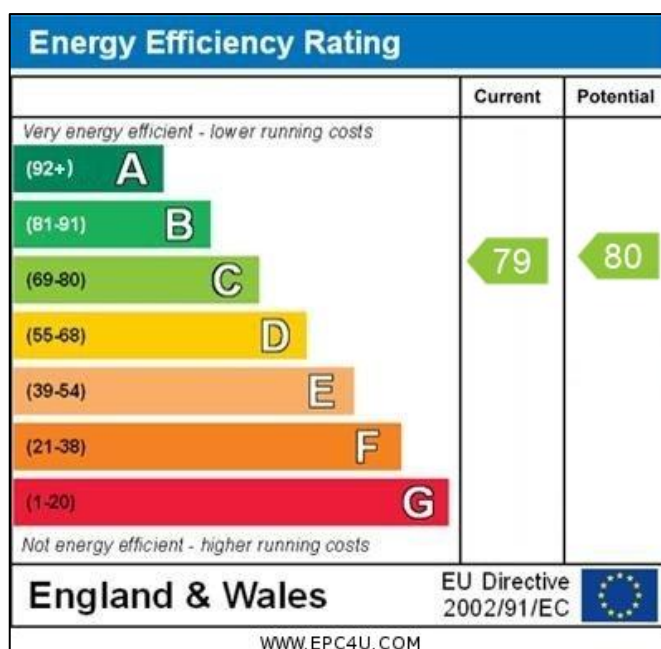
WHAT3WORDS ///seriously.hobbit.reseller.

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, including the broadband speed and mobile phone coverage, 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.

Trewedna Lane, Perranwell Station, Truro



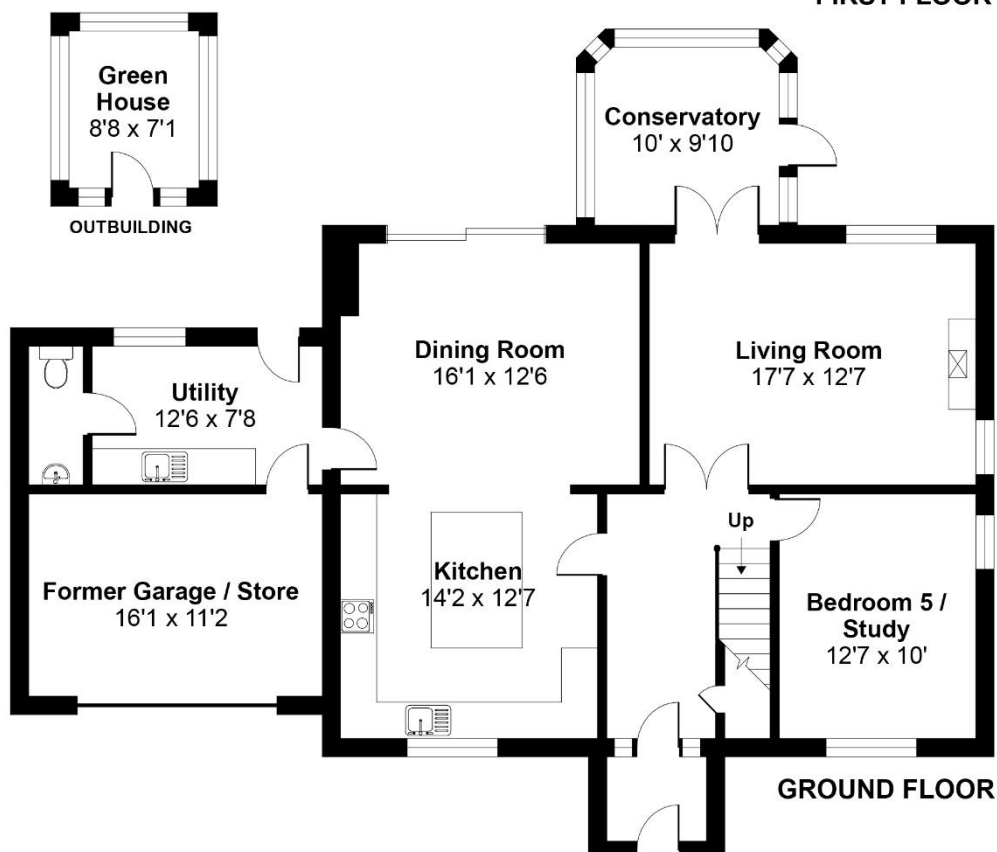
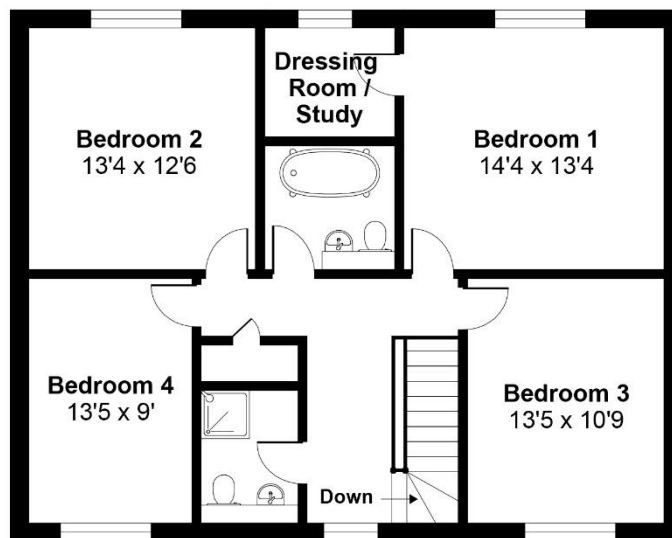
Approximate Area = 2181 sq ft / 202.6 sq m

Store = 180 sq ft / 16.7 sq m

Outbuilding = 62 sq ft / 5.8 sq m

Total = 2423 sq ft / 225.1 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 Lillcrap Chilcott. REF: 1364332

