



Craigard



Craigard, Treworthal Road

Perranwell Station, Truro, TR3 7QB

Mylor Bridge 3 miles Truro 6 miles Falmouth 6 miles

An outstanding family home situated in generous gardens on the fringe of the regarded village of Perranwell Station

- Highly Desirable Location
- Large Level Plot
- Double Garage
- EPC – TBC
- Extended and Well Maintained
- Sunny Rear Garden
- 3 Separate Reception Rooms
- Council Tax - F

Guide Price £975,000

SITUATION

The property stands amidst a level plot on Treworthal Road, one of the most desirable addresses on the fringe of the highly regarded village of Perranarworthal. This pretty village is located between Truro and Falmouth, offering a small primary school, public house and village store/post office with a train station on the Falmouth to Truro Line.

The property enjoys easy access to both the Cathedral City of Truro, which is around 6 miles to the north east and the historic port of Falmouth about 6 miles to the south. The sailing waters and creeks of the Carrick Roads along with the popular thatched Pandora Inn and Mylor Yacht Harbour are readily accessible. The airport at Newquay on the north coast has daily flights to London Gatwick along with many other national and international destinations.



DESCRIPTION

This striking detached bungalow refurbished in recent years is set in a small cul-de-sac and is within easy reach of Truro, Falmouth and the surrounding countryside. Beautifully presented, extended and extensively updated throughout by the owners, the generous accommodation includes a substantial master bedroom suite with en-suite shower room, built in wardrobe and bi-fold doors to sun terrace. The second bedroom also has an en-suite shower room and the two further double bedrooms are served by the comfortable family bathroom.

The living accommodation includes an impressive entrance hallway, sitting room, dining room, study, sun room with vaulted ceiling and kitchen with gas hob, triple oven, integrated microwave and a range of fitted kitchen units. There is a well-appointed utility room and convenient door from the hallway to the double garage which also has a WC.

OUTSIDE

A recently installed resin driveway leads to the ample parking, double garage and impressive property. The gardens to the front and rear are level and beautifully manicured with a plethora of mature shrubs. The majority of the garden is laid to lawn other than driveway, paths and wrap around solid composite decking. In the rear garden there is also a number of hard standing areas with some sheds/storage space. To the side of the property is a workshop with power, water and WC. The current owners recently invested in a timber barbeque lodge with indoor seating which is being included in the sale. The rear garden faces south and is configured internally and externally to make the most of this orientation.

VIEWINGS

Strictly by prior appointment with Stags Truro office on 01872 264488

SERVICES

Mains water, gas, electric and drainage. Broadband speed up to 76 Mbps, Mobile coverage indoors – EE, O2 and Vodafone likely. Mobile coverage outdoors – EE, Three, O2 and Vodafone likely.

DIRECTIONS

From the Royal Oak pub in Perranwell Station, turn right out of the pub's car park and immediately fork left onto St Piran's Hill, continue along this road and take the second right onto Treworthal Road, after another 175 yards the property will be located on your left.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 2456 sq ft / 228.1 sq m
 Garage = 382 sq ft / 35.4 sq m
 Outbuilding = 376 sq ft / 34.9 sq m
 Total = 3214 sq ft / 298.4 sq m
 For identification only - Not to scale

Ground Floor

- Bedroom 1: 6.32 x 4.72m (20'9" x 15'6")
- Bedroom 2: 3.55 x 3.19m (11'8" x 10'6")
- Bedroom 3: 4.12 x 3.21m (13'10" x 13'6")
- Bedroom 4: 3.19 x 2.94m (10'6" x 9'8")
- Dining Room: 3.93 x 3.40m (12'11" x 11'2")
- Kitchen: 3.99 x 3.34m (13'1" x 10'11")
- Sitting Room: 6.10 x 5.78m (20' x 19')
- Office: 3.62 x 2.35m (11'11" x 7'9")
- Sun Room: 7.32 x 3.55m (24' x 11'8")
- Garage: 6.33 x 5.24m (20'9" x 17'2")
- Utility

Outbuilding 1: Shed / Work shop, 6.78 x 2.45m (22'3" x 8')

Outbuilding 2: BBQ Hut, 3.61 x 3.19m (11'10" x 10'6")

Outbuilding 3: Shed, 2.41 x 1.78m (7'11" x 5'10")

Outbuilding 4: Store, 2.44 x 0.90m (8' x 2'11")

RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Stags. REF: 1130274



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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