



Selwyn







Selwyn

Greenwith Road, Perranwell Station, Cornwall, TR3 7LU

Truro - 6 miles Falmouth - 6.5 miles Train station - 0.7 mile

An outstanding modern family home of some 3,000 sq ft set amidst established gardens with wonderful southerly views

- Substantial detached family home
- 3 Reception rooms
- 5 Bedrooms (2 en-suite)
- Striking design
- Council Tax Band F
- Mature gardens of around 0.45 acre
- Spacious kitchen/breakfast room
- Large garage/workshop
- Broad sun terrace and balcony
- Freehold

Guide Price £985,000

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SITUATION

Perranwell Station is a popular and much sought after village situated mid-way between the cathedral city of Truro and Falmouth. There is a range of local amenities including a community shop, The Royal Oak public house and a well regarded primary school. The village also benefits from a branch railway line that passes to the south and connects Falmouth with the main line station in Truro.

The cathedral city of Truro lies approximately six miles distant and has a vibrant shopping centre with many national retailers represented. There is also a variety of well established local stores, indoor and outdoor markets, cobbled streets and alleyways which give this city its unique character.

For sailing enthusiasts, the bustling harbour town of Falmouth, Mylor Yacht Harbour and the fine day sailing waters of The Carrick Roads are readily accessible

THE PROPERTY

Set amidst lovely south-facing gardens of approximately 0.45 acre, Selwyn enjoys commanding views over the village and surrounding countryside. Offered for sale for the first time in over 25 years, this exceptional detached home has been thoughtfully re-modelled to create one of the most impressive family houses in the area.

Spanning around 3,000 sqft, the property features three generous reception rooms, each benefiting from a sunny aspect and offering direct access to the expansive terrace and gardens. The sunroom, complete with a striking roof lantern and two sets of bi-fold doors, is a standout feature, while the sitting room boasts a dual aspect, Contura wood-burning stove and under floor wine storage. The dining room opens into the large kitchen/breakfast room, which is beautifully appointed with a contemporary design, including integrated appliances and sleek, toughened glass work surfaces. The ground floor is completed by a dual height reception hall, lobby, and cloakroom.





Upstairs, a galleried landing with apex windows leads to the family bathroom and five well-proportioned bedrooms, two of which have the added benefit of en-suite shower rooms and one of them an elevated sun terrace.

OUTSIDE

The property is approached from Greenwith Road, leading to a generous driveway that provides ample parking and grants access to a spacious double-length garage and workshop, with space for four vehicles.

At the rear, you'll find a stunning 35-foot wide granite-paved sun terrace, complete with glass balustrading and steps descending to the garden below. This outdoor space is surrounded by beautifully established, mature borders. The garden is thoughtfully laid out in two tiers of lawn with Magnolia tree, summer house and shed. An ideal space for both leisure and relaxation.

SERVICES

Mains water (metered), drainage, electricity and gas.

Gas fired central heating.

Solar panels with FIT.

Mobile coverage is likely (Ofcom) and Superfast broadband is available (Ofcom)

DIRECTIONS

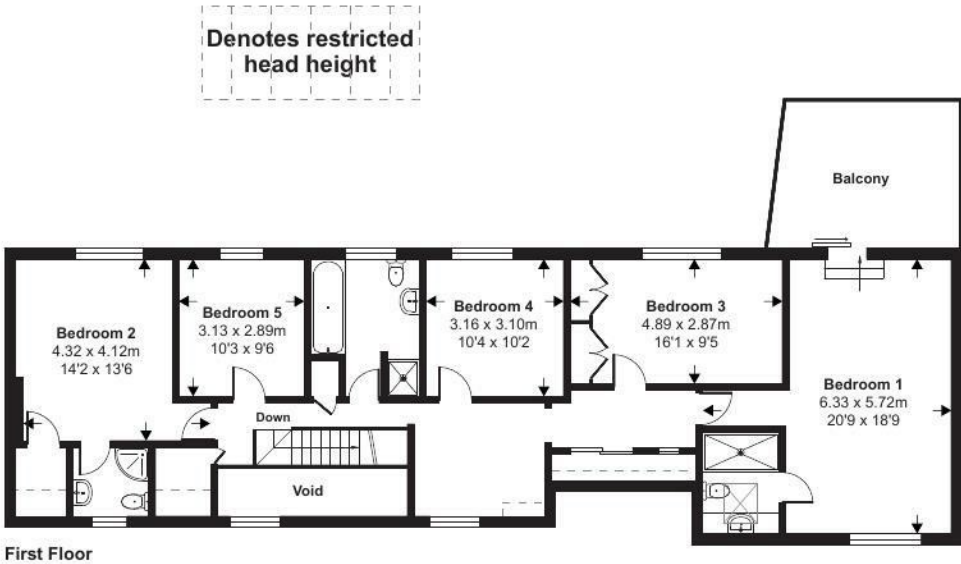
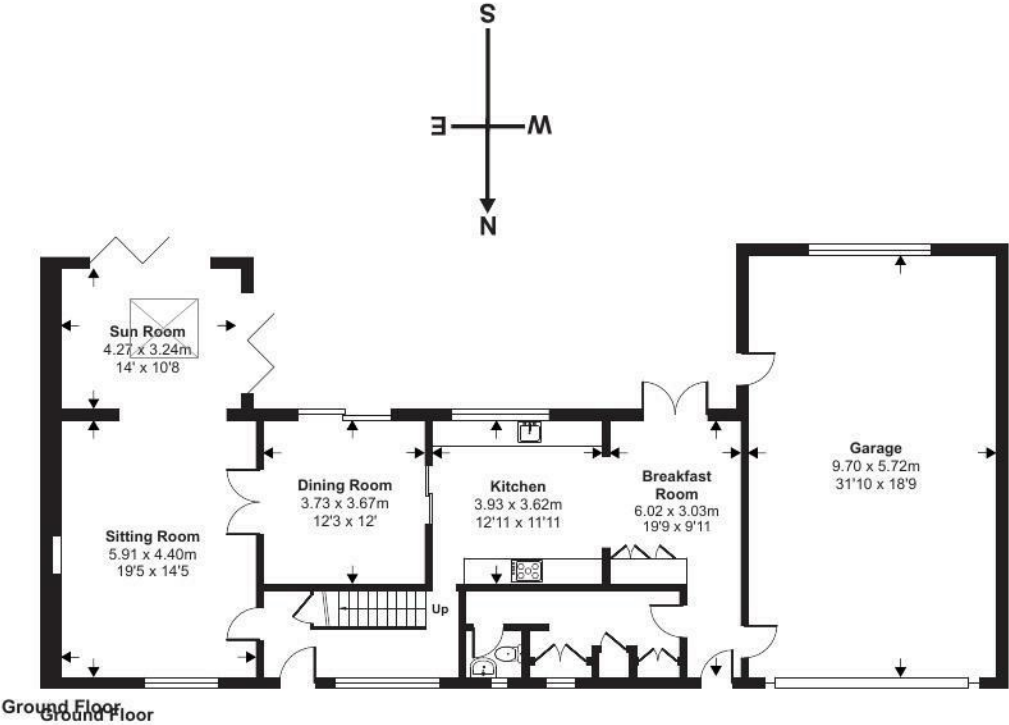
Proceed to Greenwith Road and Selwyn is situated at the western end

VIEWINGS

Strictly by prior appointment with Stags Truro Office on 01872 264488



Approximate Area = 2428 sq ft / 225.5 sq m (excludes void)
Limited Use Area(s) = 27 sq ft / 2.5 sq m
Garage = 597 sq ft / 55.4 sq m
Total = 3052 sq ft / 283.4 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). © nichecom 2025. Produced for Stags. REF: 1257979



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	72
(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	



