



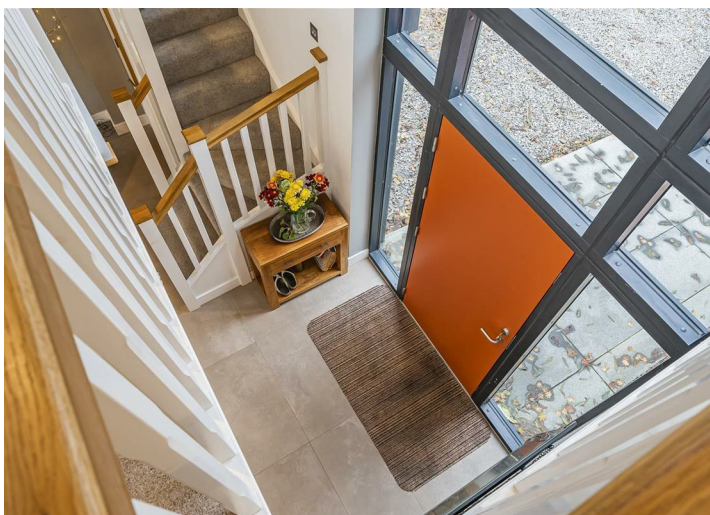
## Waterloo Barns, Perranwell Station, Truro, TR3 7NG

Guide Price £950,000

An exceptional, highly individual and thoughtfully designed, A-rated 'eco home' showcasing impeccable interiors, striking design and a carefully landscaped rear garden featuring established and mature plants, trees and shrubbery creating an 'oasis', set on the doorstep to the village of Perranwell Station and readily accessible for the cathedral city of Truro and landmark port of Falmouth. Totalling 5 bedrooms and 3 bath/shower rooms, this modern home is a must see for those purchasers requiring the convenience and ease of contemporary living at its absolute finest!

### Key Features

- Outstanding 5 double bedroom, individually designed family home
- Located on the fringes of the popular village of Perranwell Station
- Plentiful driveway parking
- Spacious open-plan high quality kitchen/family room
- Exceptional interior featuring high quality fixtures and fittings
- Striking external elevations with detached office/workshop
- Private, southerly facing and well landscaped rear garden
- EPC rating A



## THE ACCOMMODATION COMPRISES

From Old Carnon Hill, a pathway, accessible for 'Waterloo Barns' and the neighbouring property only, offers shared access, which almost immediately diverges to the left where a metal gate opens onto a broad and gravelled forecourt providing ample parking. A gently inclining and paved front entranceway, with exterior solar light, striking glazed frontage and contemporary entrance door opens into the:-

### DOUBLE HEIGHT RECEPTION

Offering an incredible sense of space, height and light, providing an impactful entrance with an expansive view to the far side via the kitchen/family room, incorporating the outdoors with a variety of glazing, including bi-folding doors and broad windows. Galleried landing above, accessed via turning stairwell. Open to the:-

### KITCHEN/FAMILY ROOM

Simply outstanding! A contemporary, open-plan room offering versatility with the ability to be arranged to any prospective purchasers taste, spanning almost 30' in width, featuring a high quality kitchen area and central island with extended worktop to provide ample family dining space, together with ancillary 'snug' area adjacent.

### KITCHEN AREA

Fitted with an extensive and high quality 'Wren' kitchen, specifically designed by the current owners for ease of family living, incorporating a variety of features including central island with numerous pan drawers and soft-close sliding drawers, accompanied by the L-shaped matching units, allowing for excessive workspace, all adorned by a polished stone worksurface with marbling throughout, together with composite sink, drainer and Quooker tap. A range of Neff appliances include electric oven with microwave oven/warming unit below, five-ring induction hob with contemporary extractor over, integrated dishwasher, integrated bin and recycling drawers and adjacent, inset dog bed within units over. Extended polished stone worksurface from central island featuring bespoke steel base and three contemporary pendant lights over. Three broad windows providing an outlook over the landscaped rear garden, further casement window to side elevation, numerous inset downlights, natural tiled flooring. Wall mounted underfloor heating thermostat, oak door to utility/WC, open to the:-

### 'SNUG' AREA

Four leaf bi-folding doors to the rear give the family/snug area a wonderful indoor/outdoor feel, with natural tiled flooring continuing from inside to out, creating a seamless transition. Oak door to under-stair storage area, wall mounted heating thermostat, two hanging lights, oak door leading into the:-

### LIVING ROOM

Continuation of natural paved flooring, triple aspect in nature with three feature tall windows, one with casement-style opening and two fixed, set to the side elevation. Three leaf bi-folding door to rear, alike to the kitchen/family room, creating a wonderful indoor/outdoor feel and flowing seamlessly onto the broad rear terrace and beautifully landscaped garden beyond. Two ceiling lights, wall mounted heating thermostat.

## UTILITY ROOM

Accessed via a secondary oak door from the kitchen and also providing useful external access via a contemporary side door: a working room featuring a number of fitted, high gloss, handle-less units with an oak-effect worksurface and incorporating a composite sink with drainer and mixer tap. Space and plumbing for washing machine, together with dryer. Further space for white goods such as tall fridge/freezer or separate freezer unit etc. Inset downlights, continuation of natural paved flooring, broad casement window to front elevation and electrical consumer unit at ceiling height. Set just off the utility, a contemporary oak door leads into the:-

## GROUND FLOOR SHOWER ROOM

A surprising, yet useful addition, comprising low flush WC, wall mounted vanity unit with wash hand basin, mixer tap and tiled splashback, walk-in glazed shower cubicle including mains powered shower with multiple shower heads and natural tiling throughout. Obscure glazed casement window, heated towel rail, inset downlights, extractor fan.

## FIRST FLOOR

Turing staircase with feature tall windows rises to the first floor landing.

## LANDING

Galleried to the stairwell and reception below, providing plentiful natural light via feature ground to first floor windows. Spanning almost the width of the property, with contemporary oak doors leading to all bedrooms, walk-in airing cupboard with Worcester combination boiler providing domestic hot water and heating, and ancillary Megaflo water tank, together with courtesy light. Inset downlights, loft hatch, radiator.

## PRINCIPAL BEDROOM

A bright, light and wonderfully proportioned main bedroom with glazing to the side and rear elevations, including a feature window to the rear, allowing expansive views over the beautifully landscaped garden and tree-lined backdrop in the distance. Radiator, ceiling light, oak door leading into the:-

## EN-SUITE SHOWER ROOM

With natural tiling to both floor and shower cubicle; a white suite comprising pedestal wash hand basin with mixer tap and tiled splashback, low flush WC and broad walk-in shower cubicle with glazed sliding door and mains powered shower with dual showerheads. Inset downlights, extractor fan, heated towel rail, obscure glazed window.

## BEDROOM TWO

A double bedroom with casement window providing elevated views over the rear garden. Radiator, ceiling light.

## BEDROOM THREE

Alike to bedroom two in size and proportion, once again, with casement window, radiator and ceiling light.

## BEDROOM FOUR

Incredibly light and double aspect with broad window to the rear elevation, offering an expansive outlook over nearby countryside and wonderfully landscaped garden. Radiator, ceiling light.



## **FAMILY BATH/SHOWER ROOM**

A superbly appointed family bath/shower room incorporating a panelled bath with tiled splashback, mixer tap and shower attachment, walk-in shower cubicle with glazed sliding door and dual showerheads, pedestal wash hand basin with mixer tap and mosaic-style splashback, low flush WC. Natural tiling to floor and shower cubicle. Inset downlights, obscure glazed window to side elevation, extractor fan, heated towel rail.

## **BEDROOM FIVE**

Predominantly set within the sloping of the roof, yet another double bedroom featuring Velux window and angle fixed window to the side elevation, both offering plentiful daylight. Contemporary wood-effect flooring, radiator, inset downlights.

## **THE EXTERIOR**

### **LANDSCAPED REAR GARDEN**

Undoubtedly one of the highlights of this exceptional A-rated eco home, and rarely seen with contemporary builds of this nature: a simply stunning, beautifully landscaped and expansive garden featuring a broad, natural paved terrace, set initially and surrounded by stone shingle for ease of maintenance. Landscaping timbers provide a low retaining wall featuring shrubbery throughout and steps up at mid-point to a manicured lawn interspersed with an array of trees, shrubs and plants, offering a degree of privacy and most importantly, a southerly-facing aspect therefore capturing much sunlight throughout the day. To the borders, natural hedging and shaped leylandii offer a high natural screen with timber fencing beyond. A gravelled pathway continues to one side with garden gate opening onto the:-

### **GRAVELLED DRIVEWAY**

Expansive and ideal for those wishing to park several vehicles, a small boat, camper etc. Enclosed by natural hedging and timber fencing. Set opposite the main entranceway from 'Waterloo Barns', a detached workshop/store is situated (formerly a garage) with glazed side door opening into the:-

### **DETACHED WORKSHOP/OFFICE**

A practical space with exposed beams and boarded 'loft' providing ancillary storage, if required. Work bench to far side with drawers and cupboards set under, strip lighting, power and exposed concrete floor. Exposed dividing wall with oak door leading into the:-

### **OFFICE**

Featuring natural light with windows to the far side, incorporating numerous plug points, electricity, power and inset downlights. The ideal 'work from home'-style office.

## **GENERAL INFORMATION**

### **SERVICES**

Mains electricity and gas are connected to the property. Septic tank drainage. Private borehole water supply. Solar panelling, zone controlled underfloor heating throughout the ground floor. We understand the property benefits from ultra low running costs which are maintained throughout the year.

### **COUNCIL TAX**

Band F - Cornwall Council.

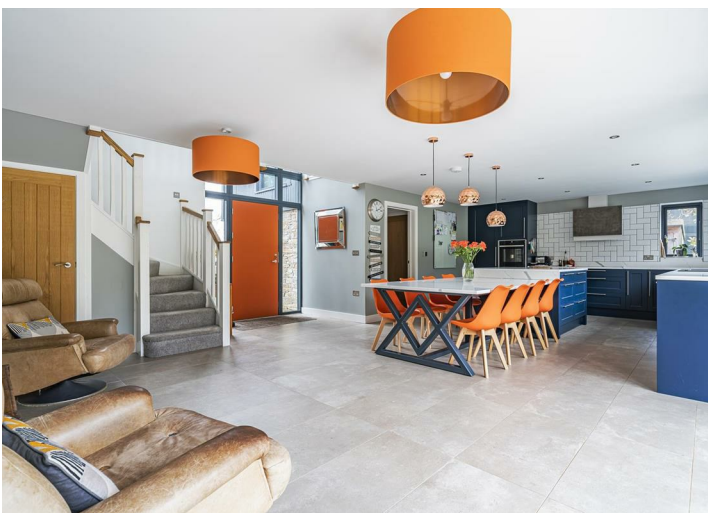
## **TENURE**

Freehold.

## **VIEWING**

Strictly by appointment only with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.





# Floor Plan



## Perranwell Station, Truro, TR3

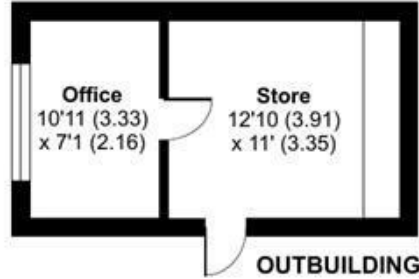
Approximate Area = 1923 sq ft / 178.6 sq m (excludes void)

Limited Use Area(s) = 31 sq ft / 2.9 sq m

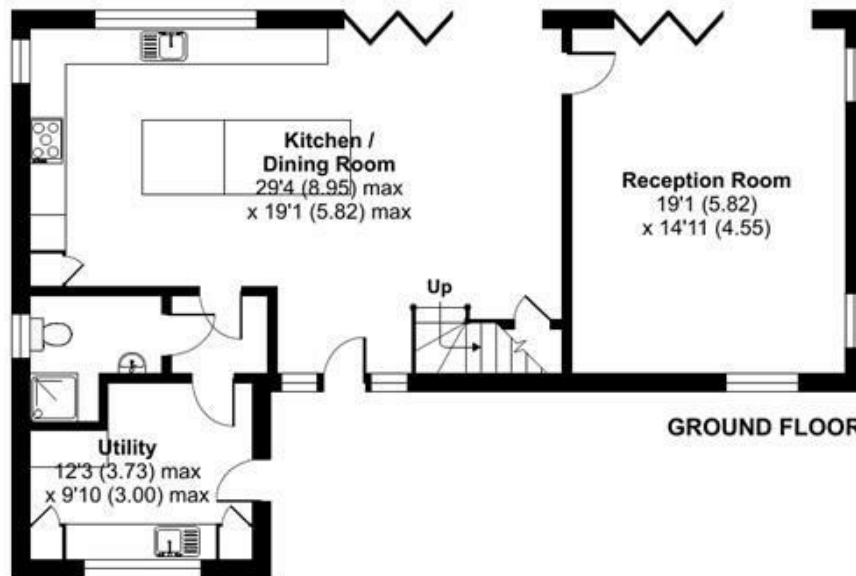
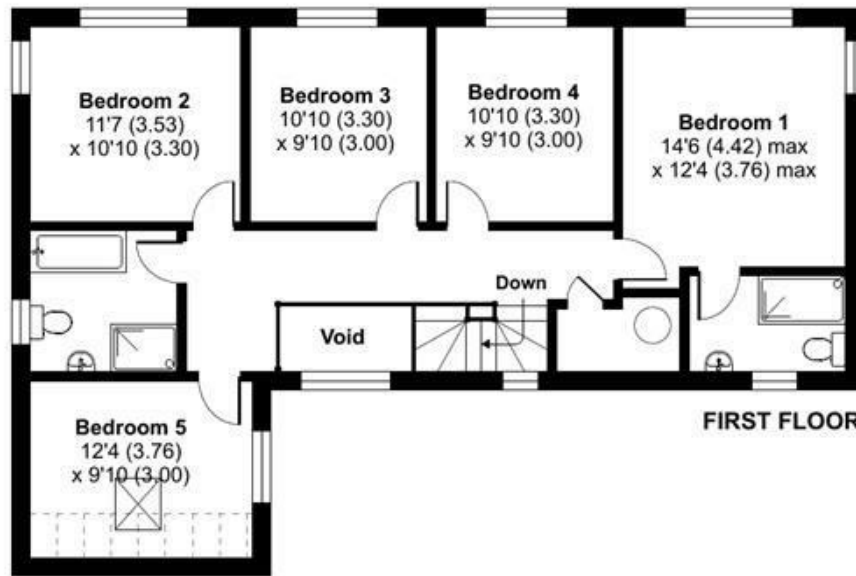
Outbuilding = 225 sq ft / 20.9 sq m

Total = 2179 sq ft / 202.4 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2024. Produced for Laskowski & Company. REF: 1217361