



Silverdene,
Threemilestone, Truro

LODGE & THOMAS
ESTABLISHED 1892

**Silverdene, Threemilestone,
Truro, Cornwall TR4 9AL**

Guide Price - £600,000 Freehold

- Large, well-maintained plot (0.57 acres approximately) with strong development potential
- Bright, spacious living areas including extension & generous porch
- Immaculately kept, mature garden with open countryside views
- Double garage with potential for conversion or additional use
- Private driveway with ample parking
- 3 Bright Bedrooms

An exceptional opportunity in Kenwyn: Silverdene is a 3-bedroom detached bungalow set within a substantial plot, offering prime development potential very near the £1B Langarth Garden Village (one of Cornwall's most ambitious growth zones).

Silverdene is a light-filled, expansive 3-bedroom detached bungalow, with generous, beautifully maintained gardens in the desirable parish of Kenwyn. It is a well-maintained home presenting a rare opportunity; combining immediate livability with long-term development potential. The standout feature is the substantial garden immaculately kept and offering significant scope for development, subject to planning. With a bright, well-proportioned living space, double garage, and a practical layout, the property is both functional and full of possibility. Its position is within easy reach of the A30, Truro, and the adjacent park and ride offers accessibility. With new developments already underway nearby, this site offers a compelling proposition for those looking to invest or develop in a high-demand area.



In all, the accommodation briefly comprises a welcoming entrance hall, a generously sized master bedroom with en-suite, two additional bright and airy bedrooms, a spacious sitting room, separate dining room, well-equipped kitchen, light-filled conservatory, family bathroom, double garage, providing a total of 1,701 sq ft of versatile living and storage space.

The gardens at Silverdene are truly exceptional, extending to over half an acre with additional land acquired over the years to enhance the space. The grounds feature flourishing vegetable plots and immaculate lawns. This expansive plot offers clear potential for future planning and development, subject to the necessary planning consents.

Brought to the market for the first time in over four decades, the property has been attentively maintained and remains in clean, orderly condition, though it may benefit from modernisation.



EPC E Council Tax Band D



Approximate Area = 1258 sq ft / 116.9 sq m

Garage = 415 sq ft / 38.6 sq m

Outbuilding = 28 sq ft / 2.6 sq m

Total = 1701 sq ft / 158 sq m

For identification only - Not to scale

Services

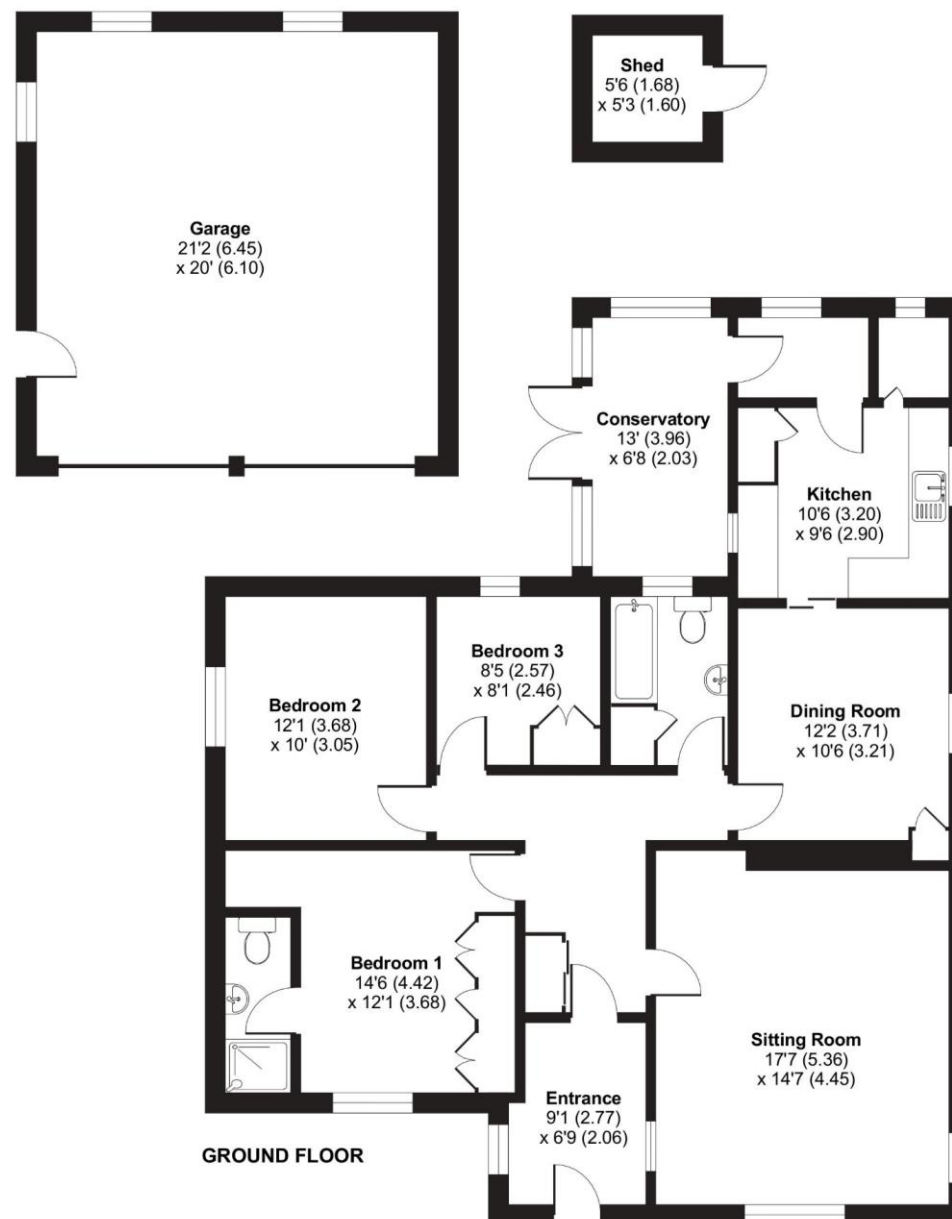
Mains electricity, water and drainage. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



Location

Ideally positioned in the ever-popular Threemilestone area, this property offers exceptional convenience: close to Truro College, Treliske Hospital, well-regarded schools, and the A30 for swift regional access. Truro city centre provides a vibrant mix of independent shops, restaurants, venues, and a mainline railway station to London Paddington.

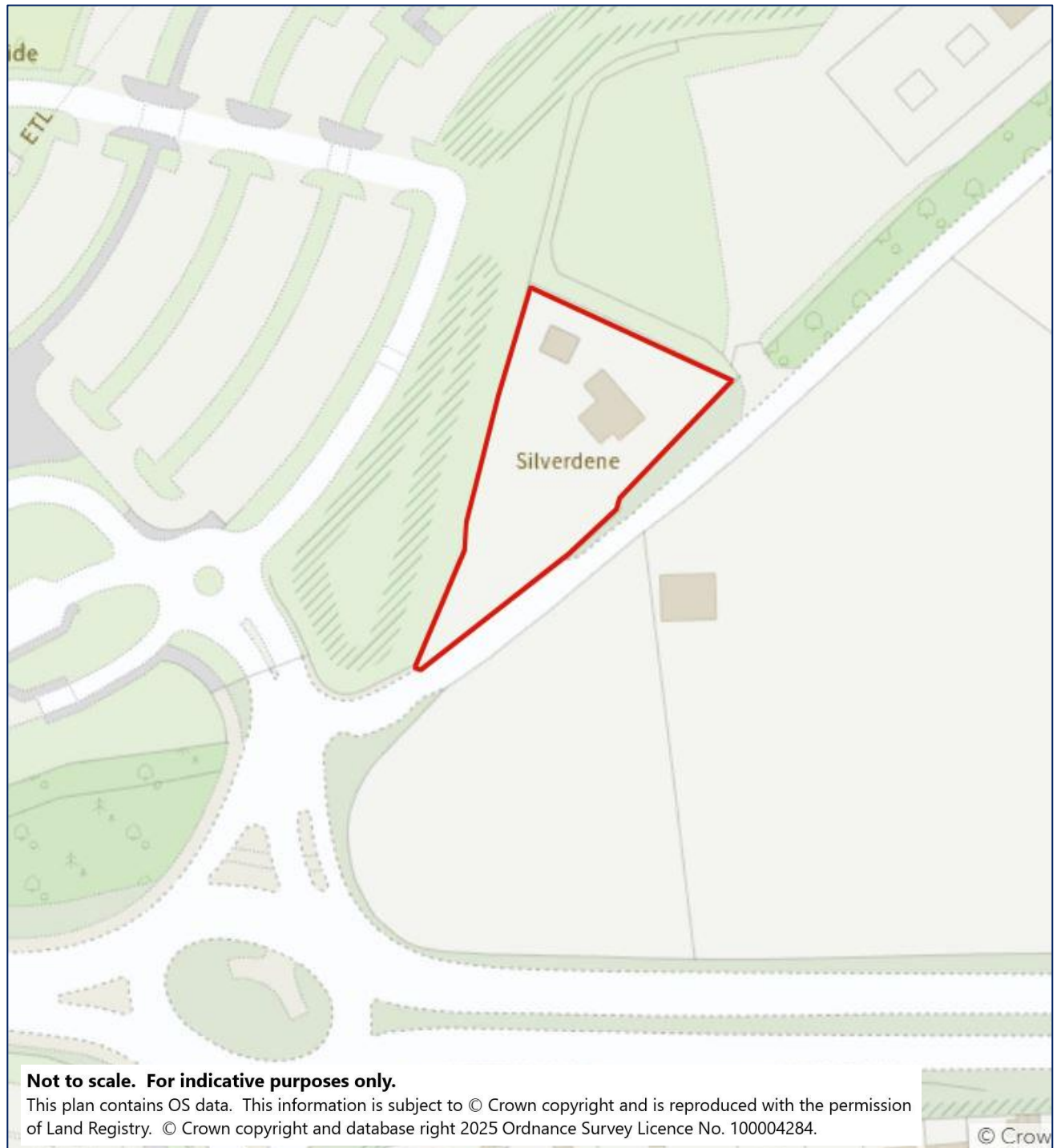
Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722
email: property@lodgeandthomas.co.uk

Directions

From Truro, head east on the A390, passing Treliske Hospital on your right. Continue along the A390 and take the third exit at the roundabout by the Park and Ride. Just before the Park and Ride entrance, turn right towards Tregavethan, following the sign for 'Langarth'. Silverdene is the next left.

what3words///chats.warms.chin



Not to scale. For indicative purposes only.

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