



Fox House, Truro

£520,000



CLIVEPEARCE

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In a very convenient location, handy for Falmouth and Truro, this newly built individual three bedroom home enjoys a good sized garden and ample parking. Excellent eco credentials. Electric car charging and air source heating.

Property Description

Why You'll Like It

Tucked away along a leafy driveway, this brand new home is set within a charming garden plot with established boundaries and trees. With more than a hint of Scandinavian design, this detached property offers exceptionally stylish living both inside and out. Once inside a grand double height hall provides an impressive welcome with engineered oak flooring and roof light windows giving a first glimpse of the style and attention to detail to follow. Guest will find a well appointed WC and cloakroom at the end of the hall. The living room is a generous family space and thoughtful full height windows allow the inside and outside to fuse. The open plan kitchen/dining room is well proportioned with a highly specified kitchen area and a practical utility room just off it. Upstairs, you'll find three double sized bedrooms, the main bedroom has a luxurious en-suite shower room with a large walk-in shower, WC, and basin. The family bathroom has a corner shower unit, bath, WC and basin. Outside, an electric car charging point has been installed and there is plenty of parking as well as a good sized garden. Air source electric heating ensures good eco credentials - the EPC rating is B.

Where It Is

Perranarworthal is an exceptionally sought after place to live and it's easy to see why. About equal in distance from both Truro and Falmouth it is a really handy spot. For boating enthusiasts, Mylor Harbour is a short drive away and there are plenty of beautiful walks and bridleways to explore from your doorstep. Everyday amenities can be found close by in the village of Perranwell Station with it's pub, garage, cricket and football clubs and village hall. There is also a Primary school there. Just a short stroll away, the Norway Inn serves a varied menu and there is a handy farm shop too. Transport links are good with regular buses.

Services and Tenure

Freehold Mains electric and water. Private drainage system. Air source heating. Council Tax - to be allocated by Cornwall Council. EPC rating - B

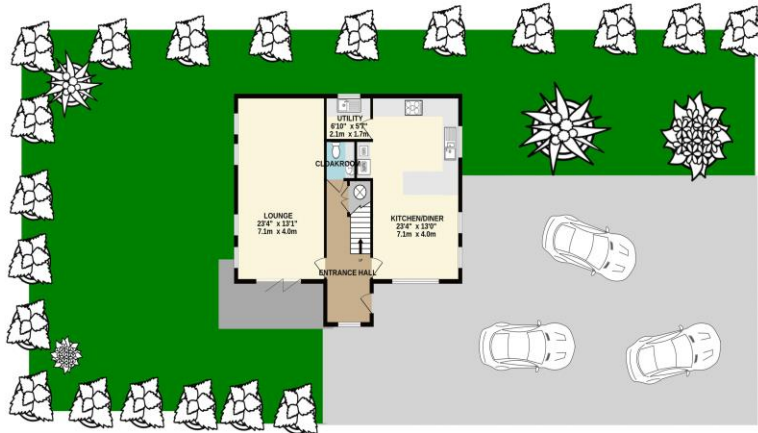
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1ST FLOOR



GROUND FLOOR



FOX HOUSE, STICKENBRIDGE, PERRANARWORTHAL, TRURO, CORNWALL, TR3 7QW

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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