



3 WOON LANE
CARNON DOWNS, TRURO,
TR3 6LR

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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3 WOON LANE CARNON DOWNS, TRURO, TR3 6LR

EXTENDED DETACHED BUNGALOW IN SUPERB
POSITION

Situated in a delightful location within the village,
presented and finished to a very high standard
throughout with a modern extension to the rear enjoying
views over the south west facing landscaped gardens.

Two double bedrooms, lounge, shower room and a
fabulous open plan kitchen/dining room. Detached garage
and parking, double glazing and gas central heating.

EPC - TBC

GUIDE PRICE £425,000

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THE PROPERTY

This beautifully extended detached bungalow is positioned in a superb location within the heart of the village, offering peace, privacy, and far-reaching views over its stunning south-west facing landscaped gardens. Presented to an exceptional standard throughout, the property has been extensively modernised and thoughtfully improved by the current owners, including a stylish rear extension that creates a fabulous open-plan kitchen and dining space, perfect for contemporary living.

The accommodation comprises two generous double bedrooms, a comfortable lounge, and a modern shower room, all finished to a high specification. Additional features include a detached garage, private driveway parking, full double glazing, and an upgraded oil-fired central heating system. This truly turn-key home combines elegant design with practical upgrades, making it ideal for buyers seeking quality, comfort, and style in a desirable village setting.

Planning permission was granted in 2022 for a full wrap-around extension, including the garage and old conservatory. Although this permission has since lapsed, there remains potential to incorporate the garage into the home to create a third bedroom or a spacious master suite with an en suite bathroom.



GENERAL COMMENTS

Since purchasing 3 Woon Lane in September 2021, the current owner has carried out extensive renovations and improvements throughout the property. A new oil-fired combi boiler central heating system was installed, with the boiler located in the

garage, along with new radiators, a heated towel rail in the bathroom, and a full rewire of the property. Chrome wall sockets have been fitted throughout, along with external lighting, and a modern fuse board has been installed to bring the electrics up to date. A ventilation unit was also added to combat general

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damp and improve air quality overall.

Significant changes were made to the layout of the home with the removal of the old conservatory and construction of the new kitchen/dining room extension on the same footprint. The new kitchen features a Howden Chelford Dove Grey fitted design with fully integrated appliances and a stylish Mirano Bianco quartz worktop with a waterfall effect on the peninsula. Additionally, the indoor porch area was incorporated into the main hallway and fitted with a new double-glazed front door, while luxury vinyl tile (LVT) flooring was laid throughout the kitchen extension and hallway.

All rear double-glazed windows have been replaced, and insulation in the loft was upgraded to meet current regulations. A comprehensive woodworm survey and treatment were completed, and the exterior of the bungalow was repainted. External cladding below the lounge and bathroom windows was replaced, and the entire interior has been redecorated. New carpets with thick underlay were fitted in the lounge and bedrooms, and all internal doors were replaced with heavy Holdenby hardwood doors and chrome fittings. Architraves and skirting boards in the hall, kitchen, and dining room were also updated.

In the bedrooms, old bifold wardrobe

doors were replaced with Howdens sliding mirrored doors, and the wardrobe openings were widened and heightened. The bathroom was fully renovated with a new suite, flooring, and reinforcement between joists for added durability, finished with a modern vinyl covering. All new vertical blinds have been installed throughout the property and are included in the sale.

EXTERNAL

The outdoor spaces have been thoughtfully landscaped. New fencing was installed along two sides of the garden. The back garden, once accessible only by two steep steps, has been transformed with three wider steps leading to a levelled and paved area, where a new greenhouse has been installed. Two raised beds and a vegetable patch have been created in front of the greenhouse. The left-hand side of the garden features beautifully planted flower borders with traditional favourites including roses, lavender, lilies, clematis, geraniums, daffodils, tulips, snowdrops, and primroses. Two Ligustrum Japonicum standard trees (Japanese privet), add height and structure to the space.

LOCATION

The village of Carnon Downs is well served by local amenities including post office, Spar general store, doctors surgery/pharmacy, dental practice, garden centre, village hall and regular bus

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connections to Truro and Falmouth. The village is also well placed for access to the creek and sailing facilities on the Fal Estuary.

The city of Truro is approximately four miles to the east and here there is a fine shopping centre with many national multiples as well rail connections to London (Paddington) as well as various social and leisure facilities. The port of Falmouth lies approximately six miles to the south.

ENTRANCE HALL

Light and airy entrance hall. Wall mounted radiator. LVT flooring. Skirtings and architrave. Access to loft. Doors leading to;-

LOUNGE

16'0" x 10'5" (4.89 x 3.20)

Built in electric fire place with wooden surround and mantel. Large windows to the front aspect. One ceiling mounted light. Carpeted flooring. Skirting and architrave.

KITCHEN/DINING ROOM

15'10" x 11'6" (4.84 x 3.53)

Large bright and spacious room with a range of Howden Chelford Dove Grey base and eye level units. Mirano Bianco quartz worktop. Built in oven tower, microwave and dishwasher appliances. Induction hob and extractor fan. Space and plumbing for washing machine and tumble dryer. Inset metal sink and drainer with chrome mixer tap. Extending worktop peninsular with additional storage beneath 3 ceiling mounted lights. Tiled splashback surrounding the kitchen area. Numerous spotlights. LVT flooring. Single wall mounted radiator. Skirting and architrave.



DINING AREA

15'3" x 9'7" (4.65 x 2.93)

A light and airy space, perfect for entertaining guests and making the most of indoor-outdoor living. Fantastic views overlooking the beautifully maintained gardens to the rear and side aspect through magnificent floor to ceiling windows. Single

ceiling mounted light. Continuation of LVT flooring. Skirting.

MASTER BEDROOM

9'11" x 9'1" (3.03 x 2.78)

Well proportioned double bedroom with window to the rear garden. Large brand new wardrobe with

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sliding mirrored doors. Carpeted flooring. Skirting and architrave. Single ceiling mounted light. Wall mounted radiator.

BEDROOM 2

10'2" x 7'11" (3.11 x 2.43)

Double bedroom housing large brand new wardrobe with sliding mirrored doors. Carpeted flooring. Skirting and architrave. Single ceiling mounted light. Wall mounted radiator. Window to the front aspect of the property.

SHOWER ROOM

5'10" x 5'11" (1.79 x 1.81)

Brand new bathroom suite.

GARAGE

7'4" x 16'6" (2.26 x 5.04)

Up and over door, light and power connected. Oil fired central heating boiler.

OUTSIDE

The gardens are a true highlight, thoughtfully landscaped to create a beautiful and functional outdoor space. The south-west facing rear garden enjoys plenty of natural sunlight and has been transformed with paved seating areas, manicured lawns, and a range of established flower borders filled with classic cottage garden favourites including roses, lavender, lilies, clematis, and more. A newly installed greenhouse, two raised beds, and a dedicated vegetable patch provide excellent opportunities for keen gardeners. The current owners have also

added new fencing along two sides, enhancing privacy and security. At the front, the driveway offers ample parking and leads to a detached garage.

SERVICES

Mains water, electric and drainage. Oil fired central heating system.

COUNCIL TAX

Council Tax - D

EPC - TBC

N.B

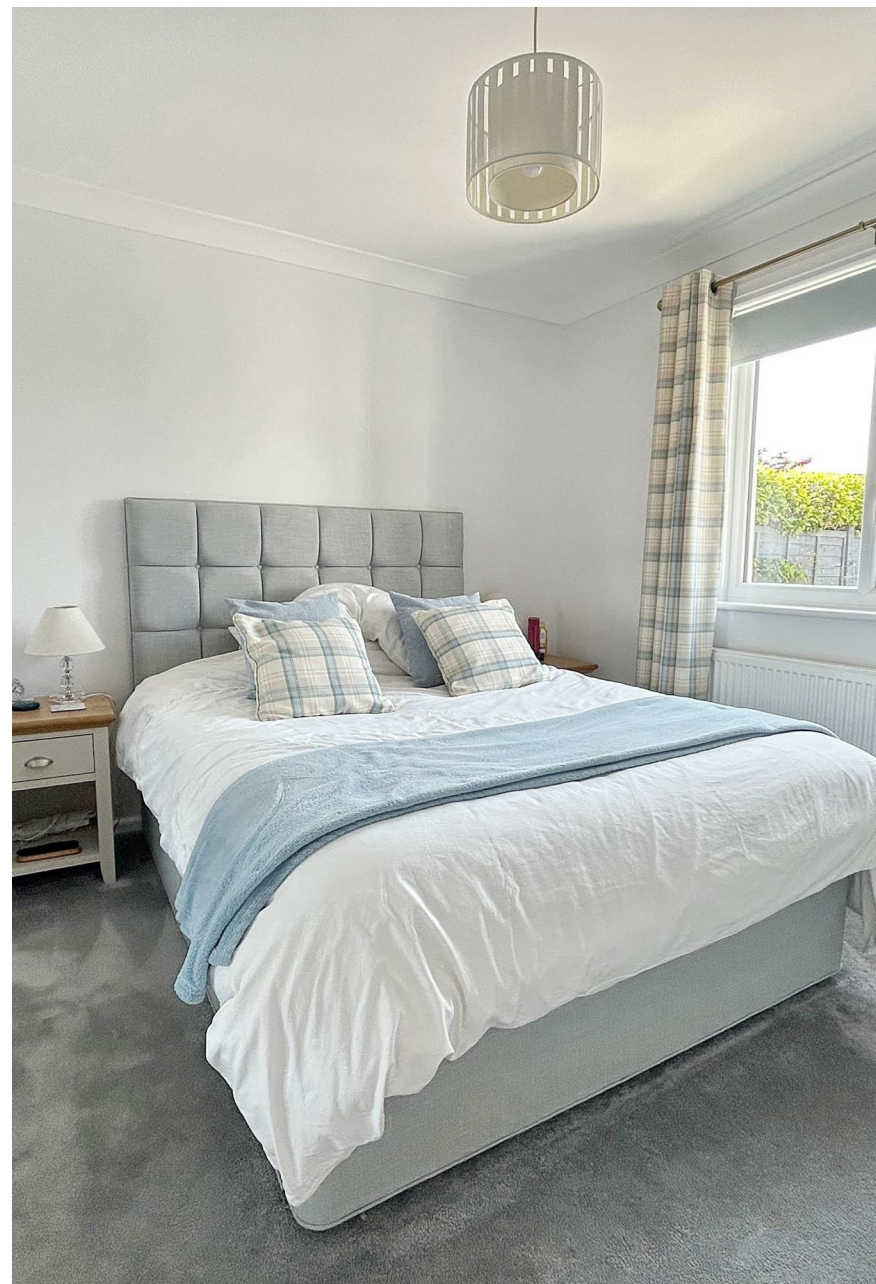
The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

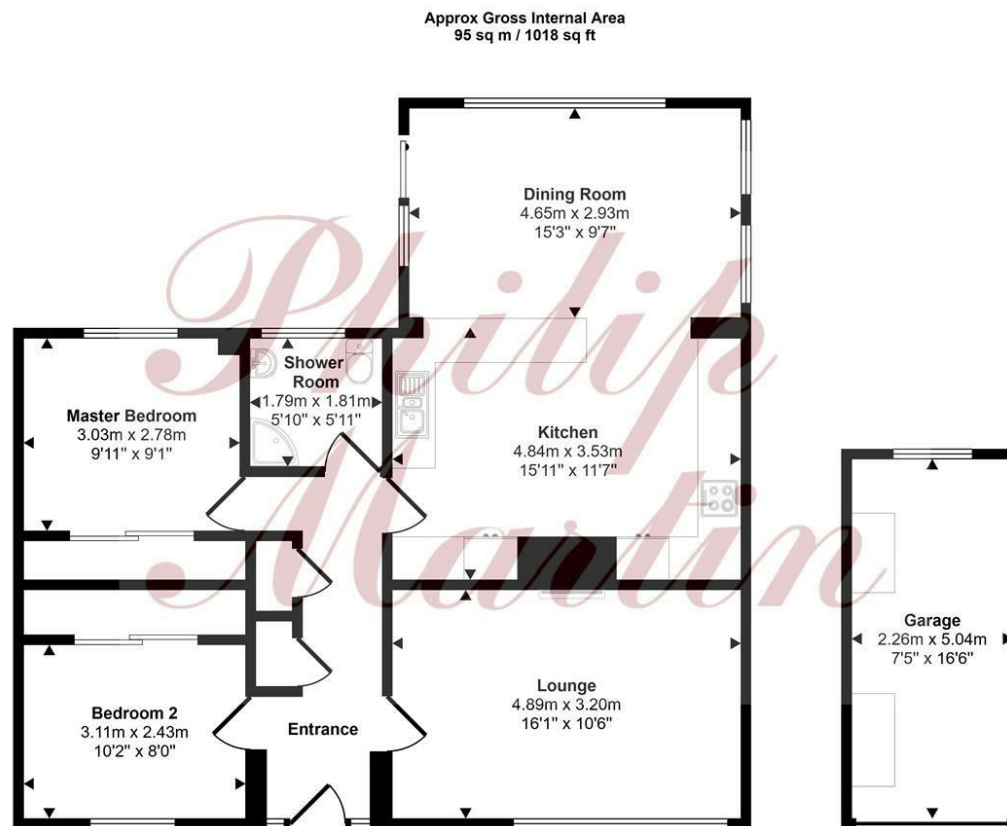
From Truro proceed in a southerly direction along the A39 and take the minor road into Carnon Downs which is clearly signposted. Turn right into Quenchwell Road towards the garden centre and after a short distance turn left into Forth Noweth. Proceed along this road and turn right into Woon Lane where the bungalow will be found on the left hand side.



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Floorplan
Approx 83 sq m / 896 sq ft

Garage
Approx 11 sq m / 123 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			72
		55	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





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