



## Perranwell Station

**A superb detached country cottage  
Set in a favoured village location  
Very well presented and maintained throughout  
Leaded light UPVC double glazed windows and doors  
Mains fed gas central heating by radiators  
Cosy sitting room with fireplace, dining area  
Fitted kitchen/breakfast room and utility room  
Two double bedrooms, luxurious shower room/wc  
Detached garage, plenty of driveway parking  
Surrounded by delightful well stocked mature gardens**



**Guide £550,000**

**ENERGY EFFICIENCY RATING – BAND D**

**29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN**

**01326 311400  
www.kimberleys.co.uk**

**REF: SK6901**



If you are looking for that special home in the country which is rarely available in today's market, why not let us impress you with this superb two bedroom detached cottage which is set in a most delightful and sought after location at Tarrandean Lane, on the outskirts of this favoured village twixt the surrounding towns of Falmouth, Penryn and the cathedral city of Truro.

This fine home is very well presented and maintained by our clients who have continued to improve the house since taking up residence including a new gas central heating boiler and electrical upgrade (2020), complete external re-decoration and new gutters (2022) and a new garage door this year, making sure that the house remains in peak condition. The cottage is packed with features to delight any prospective new owners with leaded light UPVC double glazed windows and doors, beamed ceilings and stone fireplace in the reception areas, mains fed gas central heating by radiators, a fitted kitchen/breakfast room with quality appliances and fitted bedroom furniture in both bedrooms.

The well proportioned accommodation includes in sequence, a reception hall, dining room which becomes open plan the sitting room, kitchen/breakfast room and a door leading to the utility and boiler room at the rear of the cottage. An inner hallway with turning staircase leads to the first floor landing where you will find two double bedrooms with a pleasant outlook to the front aspect and a luxurious shower room/wc combined. Outside the property sit delightful mature gardens and seating areas, a detached garage and plenty of parking within the driveway.

This well positioned home sits at the head of Tarrandean Lane within walking distance of the branch line station that connects to the harbour town of Falmouth in one direction and to the cathedral city of Truro both with a comprehensive range of facilities for business and pleasure. There is plenty to keep you amused right on your doorstep with the Bissoe Trail, cricket and football clubs, a highly regarded primary school, an active village hall and the Royal Oak public house which serves a fine pint of ale and home cooked food. A community shop has opened in the village in the car park of the village hall, an excellent amenity stocking quality produce as well as stamps, papers, milk and bread.

**As our clients' sole agents, we highly recommend an immediate viewing to secure this fine country home.**

**Why not call for a personal viewing today?**

**THE ACCOMMODATION COMPRISES:** A crazy paved pathway leads from the driveway to:

**UPVC DOUBLE GLAZED FRONT DOOR WITH DECORATIVE AND LEADED LIGHT MOTIFS LEADING TO:**

#### **ENTRANCE HALL**

Double glazed window to the side, tiled flooring, loft hatch, borrowed light window looking through to the kitchen, frosted multi-paned door to:

#### **DINING ROOM 3.43m (11'3") x 2.01m (6'7")**

A lovely bright south and west facing room which has a dual aspect and a pleasant outlook through a round bay and leaded light double glazed windows overlooking the front aspect and matching double glazed French doors overlooking and leading to the side gardens, open beamed ceiling, inset ceiling spotlights, double radiator, fitted carpet, two access points which becomes open plan to the sitting room.



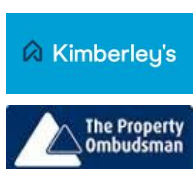


### **SITTING ROOM 3.58m (11'9") x 3.56m (11'8")**

A cosy main reception room which offers a focal point granite fireplace and mains fed gas stove set within discretely lit recess, deep recessed leaded light double glazed windows either side of the fireplace, TV aerial point, continued open beamed ceilings, double radiator, book and display shelving with storage cupboard below, stained wood four-panelled internal door leading to:



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



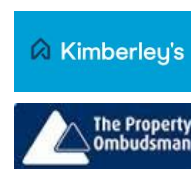


***KITCHEN/BREAKFAST ROOM 3.58m (11'9") x 3.48m (11'5") measured into recess.***

Another dual aspect room with deep recessed bay and leaded light double glazed windows enjoying a pleasant outlook to the front gardens, ceramic tiled window sill. Well equipped with a full range of matching wall and base units extending to three sides of the room and having roll top work surfaces, over counter lighting and ceramic tiling over, breakfast bar with concealed radiator below, composite single drainer stainless steel sink unit, reproduction brass style mixer tap and cutlery drainer, a range of quality appliances including a Baumatic four-ring electric ceramic hob with cooker hood over and single fan assisted electric oven under, dishwasher and refrigerator, open beamed ceiling, ceramic tiled flooring, multi-paned door with frosted privacy panels to:



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**UTILITY ROOM 3.35m (11'0") x 1.63m (5'4") measured to walls.**

Dual aspect with leaded light double glazed windows overlooking the gardens, painted stable door leading to outside, continued ceramic tiled flooring, wrap around roll top work surfaces, inset circular sink unit, two chrome taps over, space for under counter washing machine, tumble dryer and freezer, radiator, coved cornicing, wall mounted Worcester Bosch gas central heating boiler (replaced in 2020), multi-paned door with privacy panels leading to:



**INNER HALLWAY**

With staircase to first floor, full length storage area currently housing compact discs, under stairs storage cupboard with fitted shelving and consumer unit.

**TURNING STAIRCASE WITH LEADED LIGHT DOUBLE GLAZED WINDOW AND DOUBLE RADIATOR AT MEZZANINE LEVEL WHICH CONTINUES TO:**

**FIRST FLOOR LANDING**

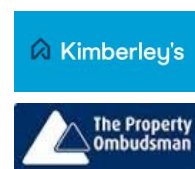
Frosted double glazed window, walk-in airing cupboard with lagged copper cylinder and new immersion, slatted shelving.

**BEDROOM ONE 3.66m (12'0") x 3.05m (10'0") plus door recess.**

Another bright south and west facing room with recessed double glazed window enjoying a pleasant outlook to the gardens, radiator, twin double fitted wardrobe cupboards with over head storage, fitted carpet, canopied ceilings, pine latch and brace internal door.



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### **BEDROOM TWO 3.71m (12'2") x 3.91m (12'10") plus deep recess.**

Another bright double bedroom, again with recessed leaded light double glazed windows enjoying a pleasant outlook over the front gardens and countryside in the distance, radiator, twin double fitted wardrobe cupboards with over head storage, pine latch and brace internal door, fitted carpet, loft hatch.



### **SHOWER ROOM 2.44m (8'0") x 1.68m (5'6")**

Luxuriously appointed with a white suite comprising; large walk-in shower cubicle, Mira mixer shower and sliding glass screen, Roca pedestal hand wash basin and contemporary chrome easy-on mixer tap, fitted mirror over, chrome ladder style heated towel rail, fully tiled walls and flooring, corner glass accessory shelf, pine latch and brace door, double glazed window with privacy panels and roller blind.



## **OUTSIDE**

### **DETACHED GARAGE 6.45m (21'2") x 2.46m (8'1")**

With new up and over garage door fitted in 2023, pitched roof and eaves storage, work bench along the back wall and window over, lighting and power, water tap with hose.

### **PARKING**

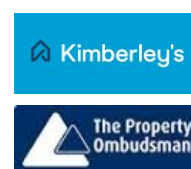
The cottage has a gravelled driveway accessed from the lane and this provides ample parking for three vehicles if parked sensibly and to the left of the garage, a continuation of the gravelled driveway provides an area for kayak, bike and small boat storage.



**GARDENS** One of the particular features of Laburnam Cottage are the beautiful well stocked and maintained landscaped gardens that will delight a keen horticulturalist. A large proportion of the gardens sit at the front of the cottage with a south and westerly sunny aspect and the driveway approached large round raised granite rockeries on either side and these are well stocked with a wide variety of plants and shrubs and to the right, a pedestrian gate leads onto a crazy paved pathway and patio which spans the front of the cottage and provides a lovely sheltered seating area to enjoy the best parts of the day through to sunset. To the left hand side of the driveway you will see shallow crazy paved steps which bisect gently sloping lawns that are retained by random granite walls and you will see the lovely Laburnam tree where the cottage very aptly takes its name. Well stocked flowerbeds with plants, shrubs and trees provide a colourful backdrop and shelter. A gravelled pathway runs alongside the cottage past further raised gardens again with stone retaining walls and this continues around to the rear of the cottage. These private gardens enjoy plenty of morning sunshine and offer timber trellis work and return gate to the front, shaped lawns surrounded by well stocked flowerbeds, a circular paved patio which is a great place to relax and entertain, steps lead to the top gravelled pathway and from here, delightful views across to open countryside and light woodland can be enjoyed.



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**COUNCIL TAX** Band E.

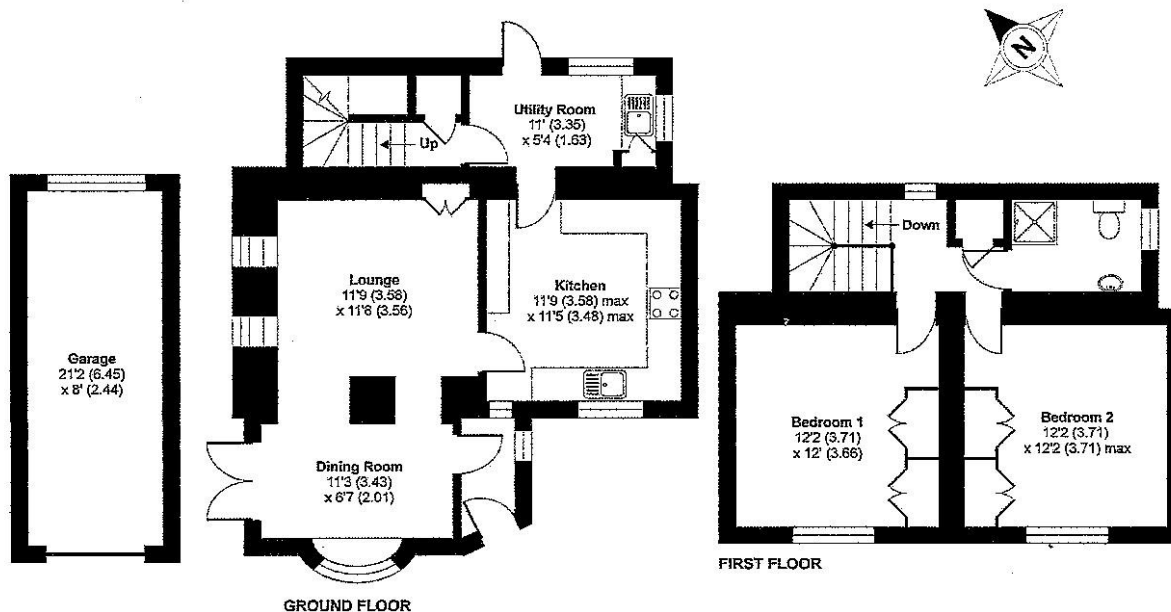
**SERVICES** Mains electricity, gas and water, private drainage and mains gas central heating.

### **MONEY LAUNDERING**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



APPROX. GROSS INTERNAL FLOOR AREA 1199 SQ FT 111.4 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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