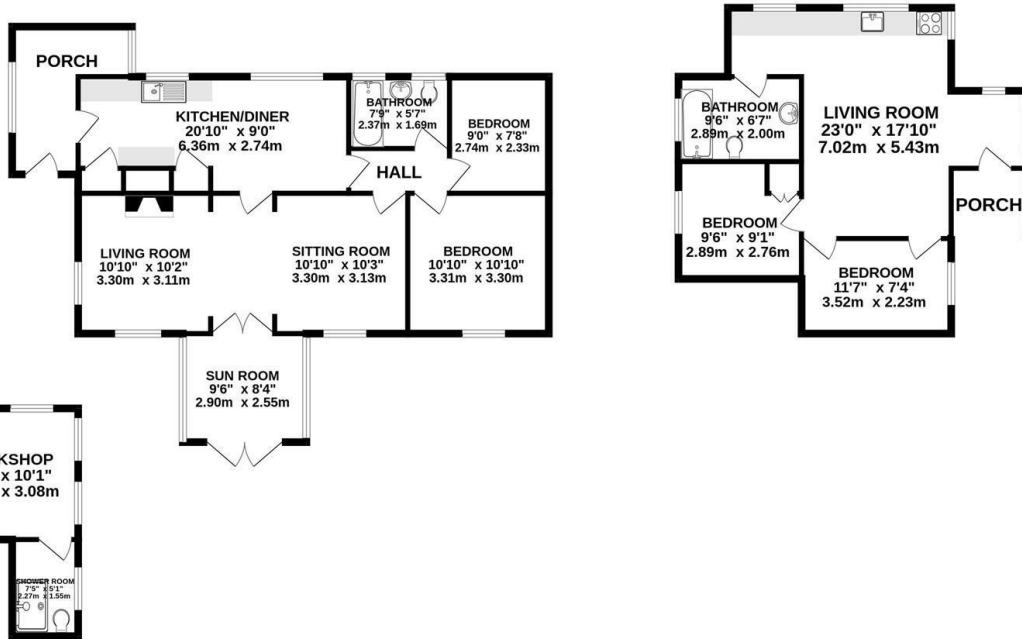


**GROUND FLOOR**  
1552 sq.ft. (144.2 sq.m.) approx.



Paul

£365,000



The accuracy of these particulars is not guaranteed nor do they form part of any contract. Applicants should verify details by personal examination and enquiry.

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Merrifield Trungle  
Paul  
TR19 6UF

£365,000

## KEY FEATURES

- Freehold Detached 2 Bedroomed Bungalow
- Detached 2 Bedroom Challet
- Workshop
- Beautiful Gardens
- Ample Parking
- EPC - F (35 - 74)
- Tranquil Setting
- Popular Village Location
- Woolaway construction
- Planning permission for an eco 3 bedroom house & large studio PA23/10090

## DIRECTIONS

Proceed through Newlyn on the B3315 towards Paul. As you enter the village proceed down the hill then turn right towards the cricket ground on the far side of the stream. Merrifield is in the top left hand corner of the tree lined lane.



*Welcome to this charming detached bungalow nestled in the picturesque village of Paul. This delightful property boasts two reception rooms, a sunroom, two bedrooms and a family bathroom.*

*Situated on a tree-lined lane, this property exudes character and tranquillity. The additional detached chalet and workshop provide versatile spaces that can be tailored to suit your needs - whether it's guest accommodation, a home office, or a creative studio.*

*Outside, you'll find beautifully maintained gardens, a vegetable plot for green-fingered enthusiasts, and parking for two vehicles, ensuring convenience and practicality. Merrifield offers a blend of traditional charm and modern functionality, making it a truly special find.*

*Services: Mains, electricity \*\*\*  
Heating: Electric Storage Heaters \*\*\*  
Water Supply: Private (mains to entrance) \*\*\* Council Tax: Cornwall Council Band C \*\*\* Construction: The main house is built of Woolaway Construction and we would therefore suggest you speak to your mortgage lender to ensure they are happy to lend on a non conventional construction \*\*\* EPC: Band F (35 - 74)*

