



Tregea, St Pirans Hill, Perranwell Station, TR3 7PY
£650,000



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THE TRURO ESTATE AGENT

Key Features

- Substantial four/five bedroom detached home
- Over 1900 sqft of beautifully presented accommodation
- Principal bedroom with dressing area, large en suite and patio doors
- Guest bedroom with en suite, 2 further bedrooms plus separate office
- Semi-open plan kitchen/dining room, separate sitting room, utility room
- Vast loft space with rear garden outlook
- Large garage, small workshop, greenhouse and shed
- Stunning west facing lawned garden
- Video tour available



Available for sale with no onward chain - A substantial, detached and superbly presented 4/5 bedroom bungalow with a beautiful west facing lawn and treelined garden, ample parking and large garage - situated near the heart of Perranwell Station.



The Property

Tregea is a particularly impressive detached bungalow, offering a rare combination of scale, flexibility, ample parking and external storage, plus an exceptional west-facing garden in one of Cornwall's most popular village locations!

Having been extended and redecorated over the years, the property now provides just under 2,000 sq ft of accommodation, with four/five bedrooms and three bathrooms arranged around its generous living spaces. It feels considerably larger than many properties of its type, while the single-storey layout makes it both practical and incredibly versatile. Tregea even has a vast attic space that, with the necessary planning consent, could be converted into further living/sleeping accommodation and benefits from a wonderful first-floor view out over the garden. Not only is there plenty of space inside, but its stunning wraparound gardens house a small workshop, shed, greenhouse and a large garage.

The accommodation to this wonderful home flows beautifully, starting at the large hallway. The kitchen is a lovely and light dual-aspect space, which is semi-open-plan to the dining room, with a range of base and eye-level units, ample storage and under-counter space for utilities. The sitting room, which is accessed off the second hallway or dining room, is a wonderful double-aspect room with fitted bookshelves and a feature fireplace.

To the north side of the property, the principal and second bedrooms can be found. The principal bedroom benefits from plenty of natural light thanks to its southerly aspect and patio doors which lead to the garden, plus a large built-in wardrobe and large en-suite shower room. Bedroom 2 is another lovely room, with a Velux window above and picture window overlooking the front elevation, plus the benefit of a built-in wardrobe and en-suite shower/bathroom.



The remaining bedrooms are situated on the southern side of the property and are all accessed by the second hallway. Bedroom 3 has a large window overlooking the rear garden and built-in side and overhead cabinetry. Bedroom 4, which is currently used as an office, has the same garden view and ample desk and cupboard space. Bedroom 5 is the smallest of the rooms but has plenty of space for a bed and wardrobe.

Adjacent to these bedrooms is a good-sized and well-appointed three-piece family shower room. From this hall, a ladder can be used to access the property's vast attic space, where just ONE of its 'segments' measures a whopping near 18ft in length. There is no doubt this space alone provides a huge opportunity to create more accommodation and add value (all subject to the necessary planning consents).

To the front of the property, a brick-paved driveway provides parking for multiple vehicles, plus access to a large garage. The garage itself has both water and electricity and a window overlooking a side courtyard.

To the south side, a hedge-lined walkway leads to the rear garden; to the north, a large area of gravel houses a small workshop.

The rear garden is simply stunning, with a large area of level lawn, an array of mature and well-established plants, shrubs and fruit trees, plus plenty of space for a seating area, shed and greenhouse. Sitting centrally to the gardens and bungalow itself is a great-sized private decking area with undercroft storage.

Tregea truly has so much to offer - a viewing is wholeheartedly recommended.





Principal en suite



Bedroom 2 en suite



Bedroom 2 en suite



Utility room



Attic space



Family shower room



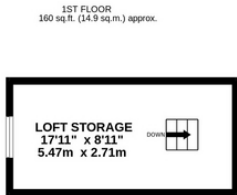
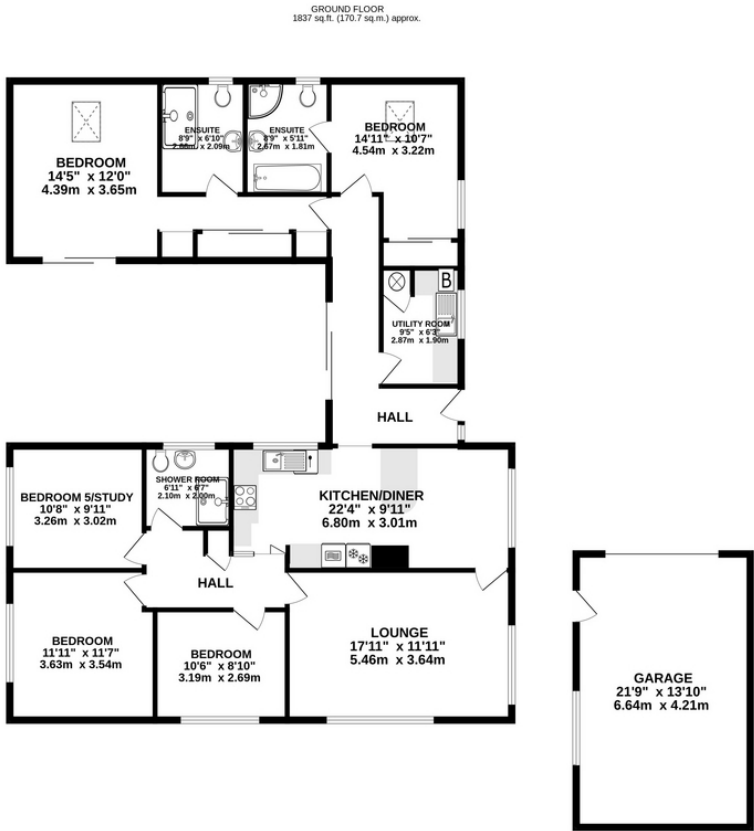
The Location

Tregea is located slightly south of the heart of Perranwell Station village so its wonderful amenities are just a short walk away. The village has always been an incredibly popular place to live and with good reason to! Located almost equidistant between Truro and Falmouth and being very well placed for the nearby 'area of outstanding natural beauty' around the creeks of the Carrick Roads and the deep water moorings of the Fal Estuary and Mylor Yacht Harbour.

The village itself has a great amount of amenities including its own primary school, public house, garage, church, village shop, active village hall, football and cricket clubs and quite uniquely has its own rail link to Truro and Falmouth. The city of Truro and the harbour town of Falmouth are both around 6 miles away and can be reached from the property in around 15 minutes offering an extensive range of facilities including national class schools and colleges, university campus, hospitals, the National Maritime Museum, Hall for Cornwall, top class restaurants and shopping as well as a mainline railway connection to London Paddington in less than 5 hours.



Floorplan



TOTAL FLOOR AREA : 1998 sq.ft. (185.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Property Information

Tenure: Freehold

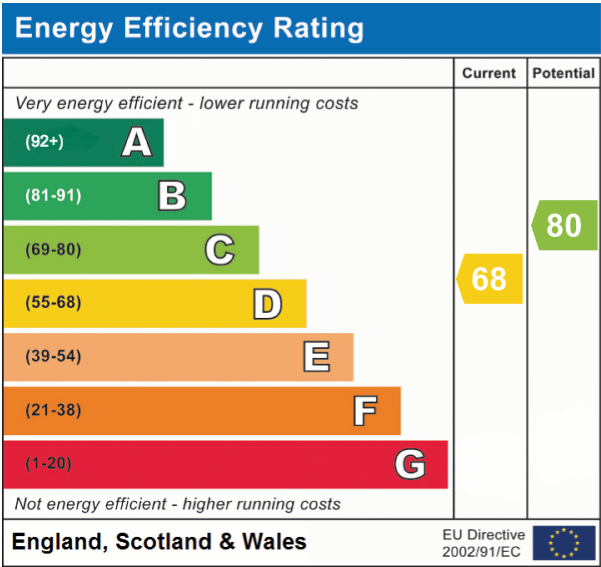
Council Authority: Cornwall Council

Council Tax Band: E

Services: Mains water, drainage, electric and gas are all connected.

Mobile Signal Externally: EE & Three - good outdoor and in home.

Broadband: Ultrafast available. Max download 1800Mbps. Max upload 220Mbps.



Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.

