



CLIVEPEARCE
Now you're moving

4 Bedrooms

House - Detached

Asking Price

£875,000

Located in

Truro



www.clivepearceproperty.com



Jolly's Lane

Truro | | TR4 8AX



Fairfield Lodge is a beautifully presented and exceptionally light-filled four-bedroom coastal home with extensive and flexible accommodation, perfectly positioned to enjoy sunshine throughout the day and glorious relatively sheltered south-facing gardens and views across open countryside. The Southwest Coast Path and world class Porthtowan surfing beach are both a short walk away, with The Blue Bar (being the ideal place to watch the sunset) also within walking distance.

Jolly's Lane

£875,000 Freehold



- Stunning detached coastal home
- Four double bedrooms plus games/flexi room
- Large living room with wood burning stove
- Front terrace and alfresco patio dining area outside games room
- Desirable coastal village location off Jolly's Lane, Porthtowan.
- Located on the North Cornish Coast
- Beautiful south-facing front gardens with countryside views
- Separate dining room and fitted kitchen with breakfast bar
- Beautifully presented throughout with light-filled rooms
- Large garage with electric roller door

GROUND FLOOR
1512 sq.ft. (140.4 sq.m.) approx.



1ST FLOOR
770 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA : 2282 sq.ft. (212.0 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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Council Tax Band E

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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