



Virginia Cottage, Chyvogue Lane, Perranwell Station, TR3 7JX
£395,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Characterful semi-detached cottage
- Popular village between Truro & Falmouth
- 3 bedrooms, 2 bath/shower rooms
- Open-plan lounge/diner, separate kitchen
- Beautifully established cottage garden
- Attached garage and off-road parking
- No onward chain
- Video tour available



A charming semi-detached cottage in the popular village of Perranwell Station. Offering characterful accommodation, a lovely established garden, garage and parking, with excellent potential to update and improve.



The Property

Virginia Cottage is a characterful semi-detached cottage situated in the popular village of Perranwell Station. Offering well-proportioned accommodation and a beautifully established garden. The property provides an excellent opportunity for a buyer looking to create a home of their own with scope to update and modernise while retaining the charm and character that make homes of this nature so appealing.

The ground floor is centred around an open plan lounge/diner, providing space for both everyday living and entertaining. Exposed ceiling beams, window seating and a traditional fireplace with gas fire give the room a lovely sense of character, while windows to the rear bring in natural light. The open-plan layout provides a practical arrangement, with defined areas for relaxing and dining.

The kitchen is fitted with a range of units and work surfaces, with space for appliances and a useful adjoining front porch providing additional everyday practicality. The sun room extends the living space and enjoys views across the garden, offering a pleasant spot to sit and enjoy the outlook throughout the year. A ground floor bathroom and useful office space under the stairs completes the accommodation on this level.

Upstairs, the generous landing leads to three bedrooms, including two particularly spacious doubles to the rear and a small double or great sized single to the front, together with a separate shower room. The layout offers flexibility for families, guests or those looking for additional space to work from home.

Outside, the South facing garden is a real feature of the property. Mature planting, shrubs, a pond, rockery and colourful borders create a charming and private setting, with a lawn and patio providing space to relax, entertain and enjoy the outdoors. The conservatory offers a natural connection between the house and garden.

A single attached garage is located to the side with off-road parking for a smaller vehicle adding further practicality, a welcome feature for a cottage of this style.

This presents an appealing opportunity to acquire a home with plenty of character in a well-regarded village setting. With its lovely garden, cosy accommodation and scope for improvement, it offers the chance to create something truly exciting whilst making the most of what makes Virginia Cottage so special.

Available with no onward chain and highly recommended for viewing.







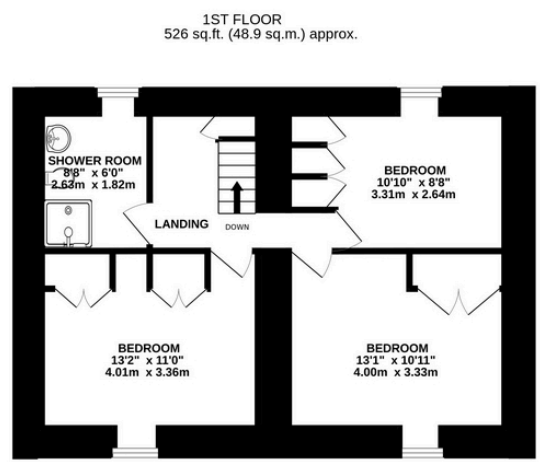
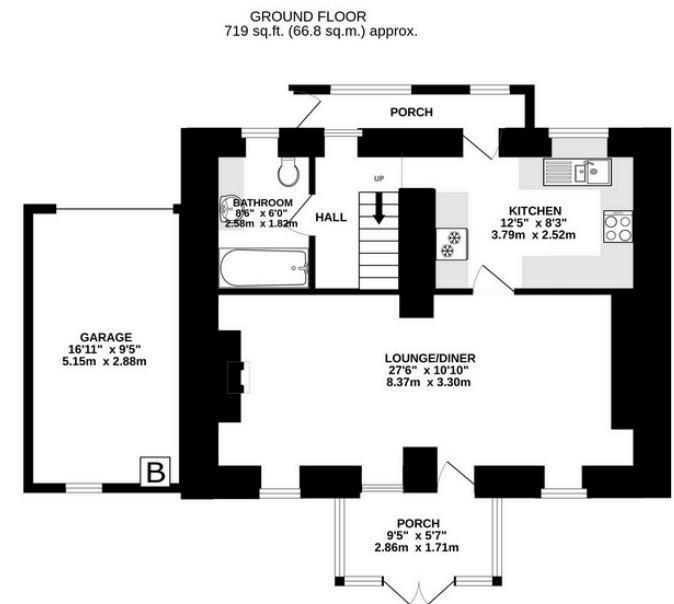
The Location

Perranwell Station has always been an incredibly popular place to live and with good reason too! 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

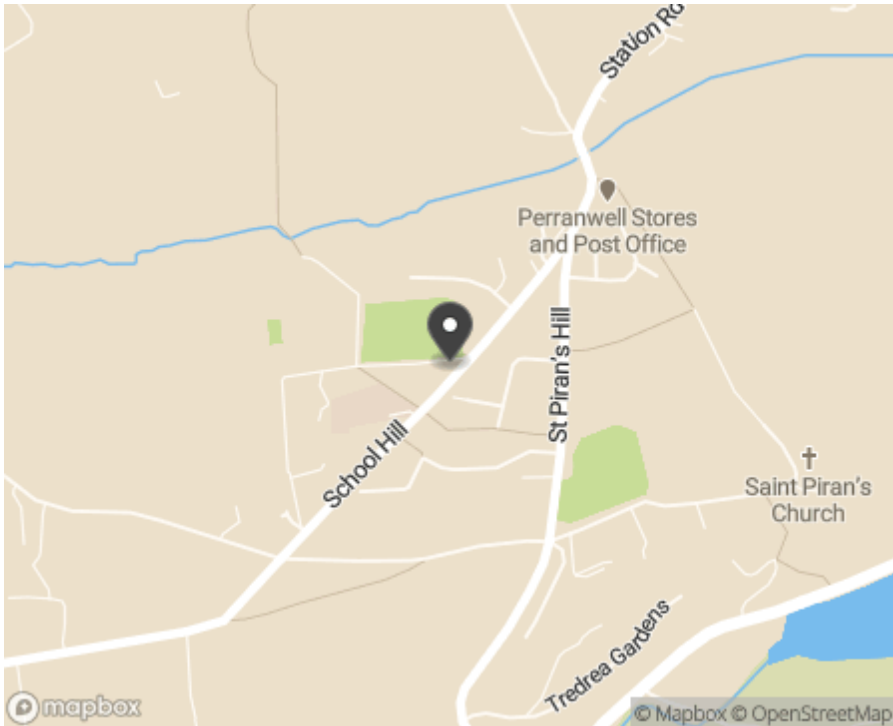
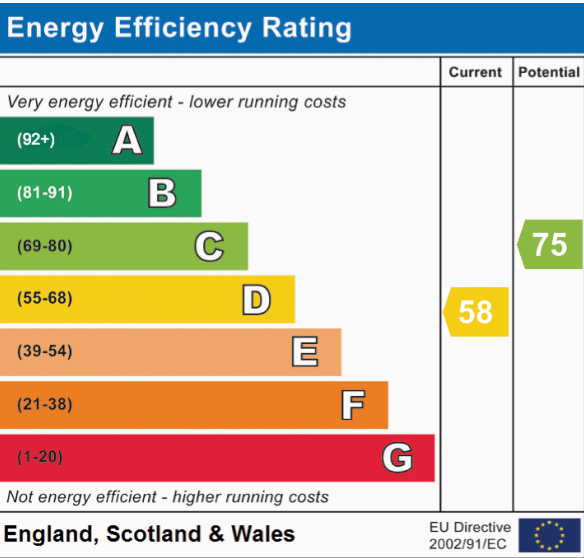


TOTAL FLOOR AREA : 1246 sq.ft. (115.7 sq.m.) approx.

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 Tax Band: D
Services: Mains water, drainage, electric and gas are all connected.
Mobile Signal: Best network EE– (good indoor & outdoor)
Broadband: Superfast available. Max Download 80Mbps. Max Upload 20Mbps.



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.