



**CLIVEPEARCE**  
Now you're moving

4 Bedrooms  
House - Detached  
Located in Truro  
**£950,000**



[hello@clivepearceproperty.com](mailto:hello@clivepearceproperty.com)

[www.clivepearceproperty.com](http://www.clivepearceproperty.com)

01872 272622





# Perranarworthal

Truro | Cornwall | TR3 7NZ



An impressive broad fronted residence set in just under 4 acres. Beautiful formal gardens, woodland, grounds, sweeping gated driveway and garage/outbuildings.







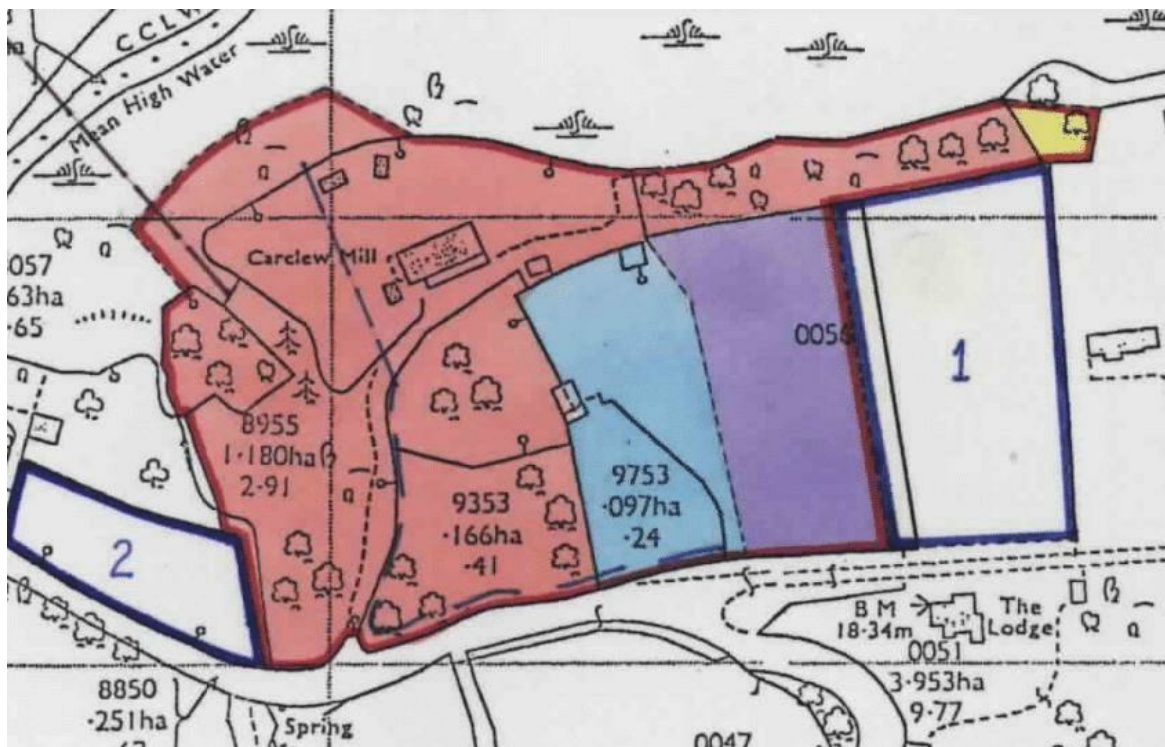
## £950,000 Freehold

- Four bedrooms
- Superb dining hall with fireplace
- Kitchen with recently fitted cabinets, worktops and tiling
- Formal lawns, entertaining area, ornamental pond and gardens
- Sweeping gated driveway, garage and outbuildings
- Three bath/shower rooms
- Living room with fireplace
- Boot room/utility
- Extensive natural woodland
- Oil central heating









**Council Tax Band: G**

**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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



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Cornwall  
TR1 2LS

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