



Kelynek, Trewedna Lane, Perranwell Station, TR3 7PG
£630,000



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THE TRURO ESTATE AGENT

Key Features

- Substantial detached dormer bungalow
- Edge of sought after Perranwell Station
- Over 2,100 sq ft of flexible accommodation
- Impeccably maintained inside & out
- 4 bedrooms, 2 bathrooms
- 2 reception rooms, study, kitchen, utility
- Beautifully established large garden
- Generous driveway and single garage
- Far reaching countryside views
- Video tour available



A substantial detached four bedroom dormer bungalow on the edge of sought-after Perranwell Station. Over 2,100 sq ft of flexible accommodation, beautiful mature gardens, single garage, excellent parking and lovely countryside views.



The Property

Kelynek is a substantial detached dormer bungalow occupying a lovely position on the edge of the highly sought-after village of Perranwell Station. Originally built in 1964 and extended over the years to create more than 2,100 sq ft of versatile accommodation. The home is impeccably maintained inside & out with a particularly generous garden that is every bit as appealing as the property itself.

The accommodation is arranged predominantly over the ground floor, with further accommodation upstairs, making the property particularly flexible for family life, visiting guests or those looking for plenty of space without compromising on the convenience of single-storey living.

The main reception room is a generous and comfortable space catering living and dining with a gas fireplace, extensive fitted shelving and large windows overlooking the garden. There is a lovely sense of connection with the outside throughout the house, with several of the principal rooms enjoying views across the gardens and direct access onto the terrace from the dining area.

The kitchen is well proportioned and fitted with a good range of cream Shaker-style units, plenty of worktop space and integrated appliances. It sits alongside the breakfast room, creating a practical arrangement for everyday living and casual eating whilst the room itself has a large rooflight and glazed doors opening directly onto the garden.

Off the breakfast room there is a useful study with extensive fitted shelving with an inner hallway providing access to a further reception room which could be utilised as a fourth bedroom if desired. At the end of the hall is a useful utility room with WC and an integral door opening to the single garage with up and over door to the front.

Completing the ground floor is a double bedroom set to the front of the house with a wonderful shower room across the hall enjoying a modern three piece suite, walk in shower and large Velux window above pouring in natural light. This arrangement means that Kelynek can easily be used as a single storey home giving that all important future proof feel.



Upstairs are two further double bedrooms, both enjoying lovely views across the surrounding countryside, together with a family bathroom and several useful walk-in storage areas. The principal bedroom is particularly spacious, with a wonderful outlook across the garden and countryside beyond.

Outside is where Kelynek really comes into its own. The gardens are mature, private and beautifully established, with a wonderful variety of trees, shrubs, fruit trees and planted borders creating a feeling of seclusion. A large central lawn forms the heart of the garden, surrounded by winding slate-paved pathways and a number of individual seating and entertaining areas.

The use of natural slate throughout the garden is particularly attractive, with paths leading between the different areas and creating a lovely sense of movement around the plot. There are sunny terraces immediately outside the house, more secluded seating areas tucked amongst the planting and a separate productive area with raised beds and a timber shed.

At the far end of the garden is a detached timber garden studio with power, light and a composite deck. It is currently arranged as a comfortable additional room and offering obvious potential as a home office, hobby room or quiet retreat.

To the front, a broad driveway provides an excellent amount of parking and turning space, together with access to the integral garage and an attractive front garden area.

The property benefits from several effective Solar PV panels, battery storage and a profitable feed in tariff. The current owner has also recently had the gas boiler serviced and the electrical system tested meaning that a purchaser can buy with confidence.

Kelynek is a home that offers something rather different. It combines the convenience and flexibility of extensive single-storey accommodation with further space upstairs and beautiful countryside views, while the mature gardens give the property an unusually private and established feel. All of this is within easy reach of the amenities and community of Perranwell Station, making this a particularly appealing home for those looking for space, privacy and village life in equal measure.





View from first floor





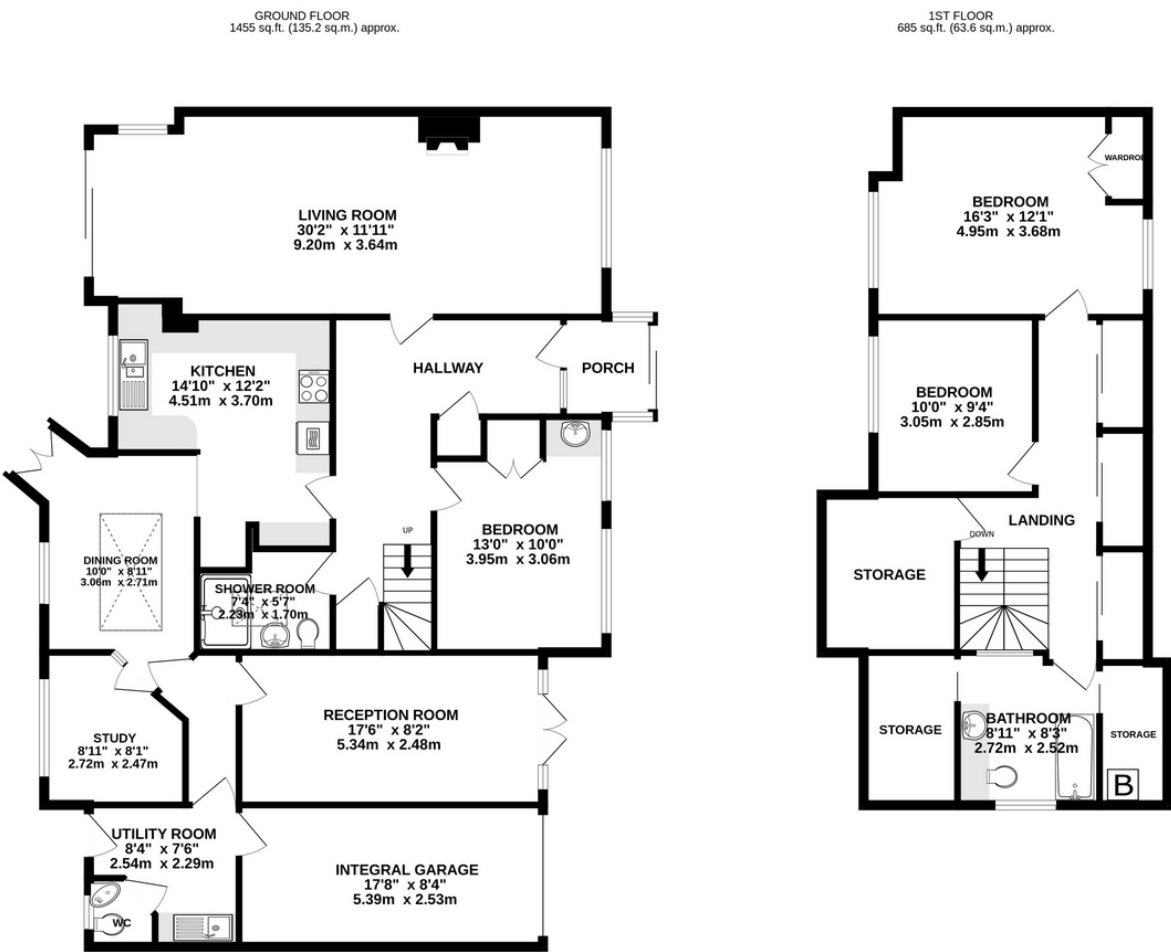
The Location

Kelynek is located on Trewedna Lane on the South/West side of the village on the outskirts of Perranwell Station and so enjoys a gorgeous rural setting but the convenience of the village is 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 : 2140 sq.ft. (198.8 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

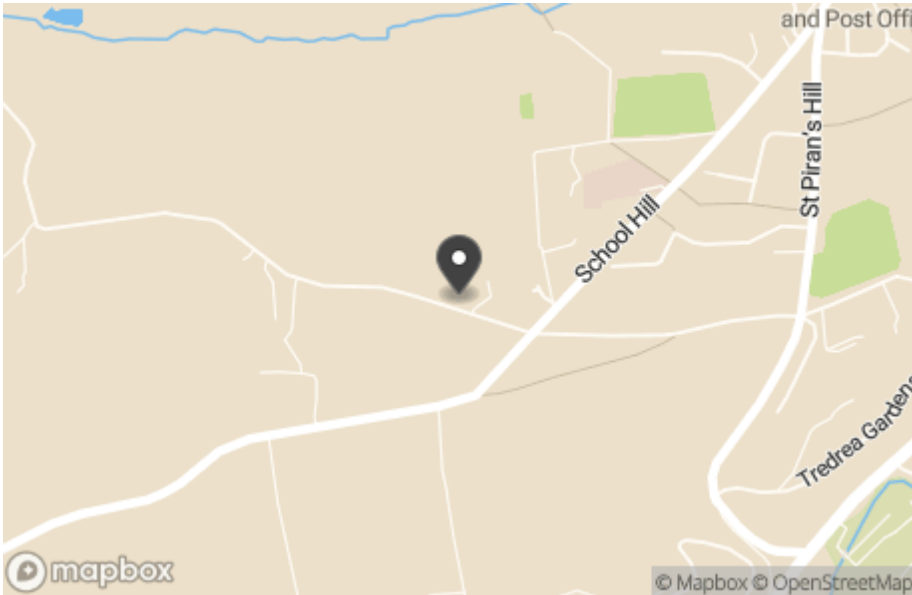
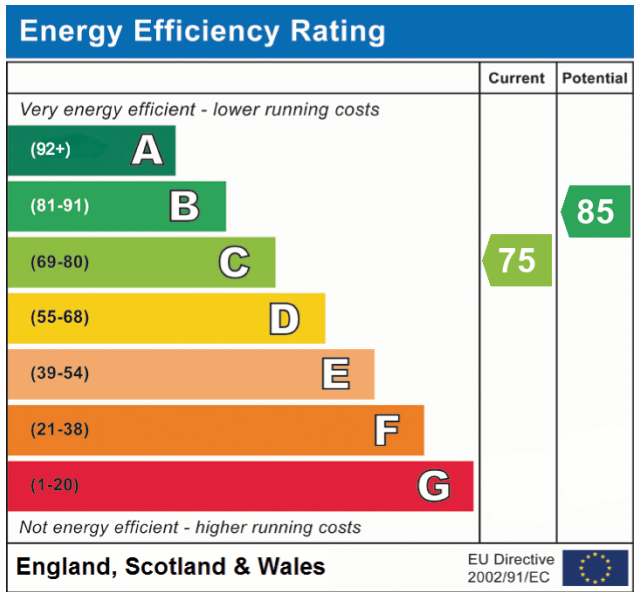
Council Authority: Cornwall

Council Tax Band: F

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

Mobile Signal: Best network O2 – (good indoor & outdoor)

Broadband: Superfast available. Max Download 72Mbps. Max Upload 18Mbps.



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.