



Lynley, New Road, Stithians, TR3 7BP  
Guide Price £450,000

# Key Features

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- Newly renovated detached bungalow
- Popular village of Stithians
- Stunning high quality finish throughout
- Three bedrooms, master en-suite, family bathroom
- Large living room, kitchen/diner, utility room
- Wrap around garden, large patio terrace
- Detached single garage, plentiful driveway parking
- Countryside views
- No onward chain
- Video tour available



*A stunning newly renovated detached bungalow located in the heart of Stithians village.  
Extended three bedroom accommodation with high quality finishes, wrap around  
garden, detached garage and plentiful parking.*



# The Property

I am delighted to present to the market Lynley, which is a stunning renovation project undertaken by a well renowned local developer who truly cares for what she creates. The original modest circa 1960 built bungalow has undergone significant refurbishment inside and out as well as a large side extension to create this special property.

Entering the property a wide hallway provides access to all areas of the home with large integral storage cupboard and textured laminate flooring which continues through to the reception spaces. To the left hand side there is a large 16ft x 13ft living room with dual aspect windows to front and rear overlooking the outside space. To the front is an open plan kitchen and dining room with natural light pouring in through two large windows to front and side. The stylish newly fitted kitchen has a range of base and eye level units with integral oven, hob, dishwasher, one and a half sink and breakfast bar seating area. This room then continues through to the utility area with fittings to match the kitchen, space for a fridge/freezer, washing machine and dryer with a good sized storage cupboard housing the gas boiler at the end.

Sleeping accommodation is very well catered for here with three bedrooms peacefully located to the rear of the property and all double in size. The master bedroom is a wonderful 13ft x 12ft with glazed double doors opening to the rear garden and beautifully appointed en-suite shower room with gorgeous dark tiling complimented by double width shower and a gold trim. The bathroom matches the same design with a dual head shower over a luxurious bath feeling like something out of a boutique hotel.

Outside the garden wraps around East, South and West meaning that sunshine can be enjoyed throughout the day. The main event is a large patio terrace located at the front of the property providing a huge seating area perfect for al-fresco dining. There are areas of lawn to side and rear all enclosed by fencing, walls and trees. To the front is plentiful driveway parking for up to five cars if needed as well as a detached garage.

This is a fantastic opportunity for those wanting single level living whilst also holding the necessary requirements to be an ample family home. Newly completed, no onward chain and ready to move in immediately!



## Virtually Staged



Virtually Staged



Virtually Staged



Virtually Staged



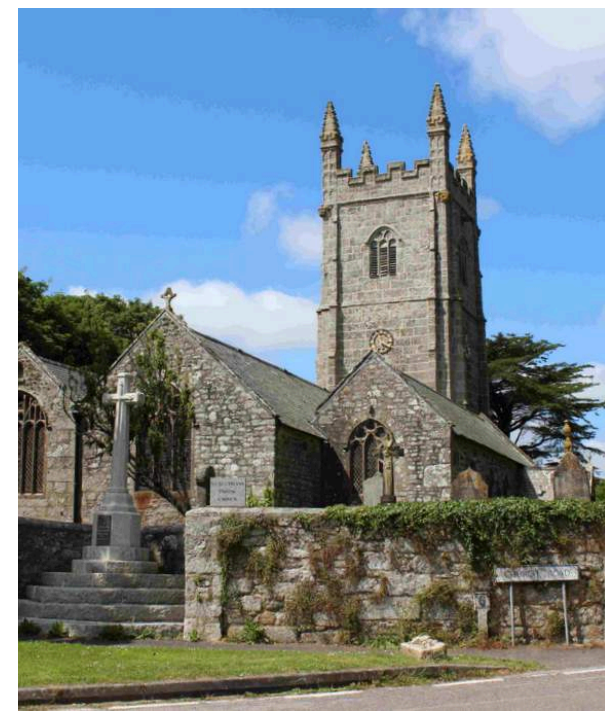
# The Location

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Stithians was named one of the most searched villages on Rightmove in the UK in 2021. This is a popular rural location boasting a vibrant community and plenty of amenities including primary school, playing field, doctors surgery, Seven Stars Inn, village shop, two churches, community centre, village hall and a monthly produce market. It is well known for its annual agricultural show which attracts crowds from far and wide across the county among several other major annual events like the scarecrow festival and Cricket Club fireworks display.

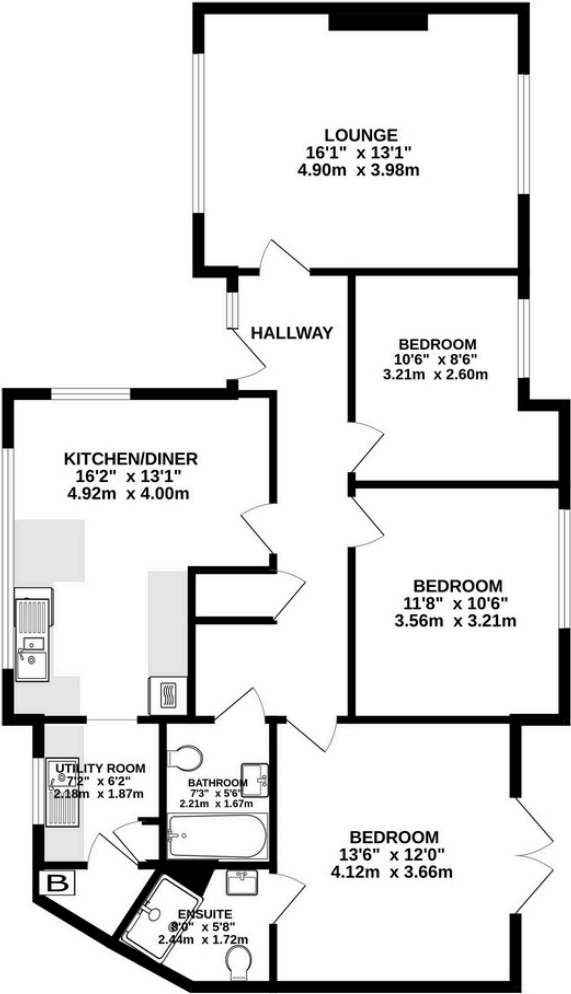
The countryside location of course offers incredible scenic walks across a huge network of footpaths and bridleways which often lead in the direction of Stithians Lake. This is the largest body of inland water in West Cornwall and has a water sports centre with sailing, windsurfing, kayaking and fishing on offer as well as a café and Golden Lion pub for refreshments afterwards.

The village is also very well connected being within ten miles of the city of Truro, harbour town of Falmouth as well as Helston and Redruth. Stithians offers that true rural village feel with the convenience of a location with regular buses heading in all directions as well as a branch line rail service at the nearby village of Perranwell Station heading to Truro and Falmouth in either direction.



# Floorplan

GROUND FLOOR  
1035 sq.ft. (96.2 sq.m.) approx.



TOTAL FLOOR AREA : 1035 sq.ft. (96.2 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

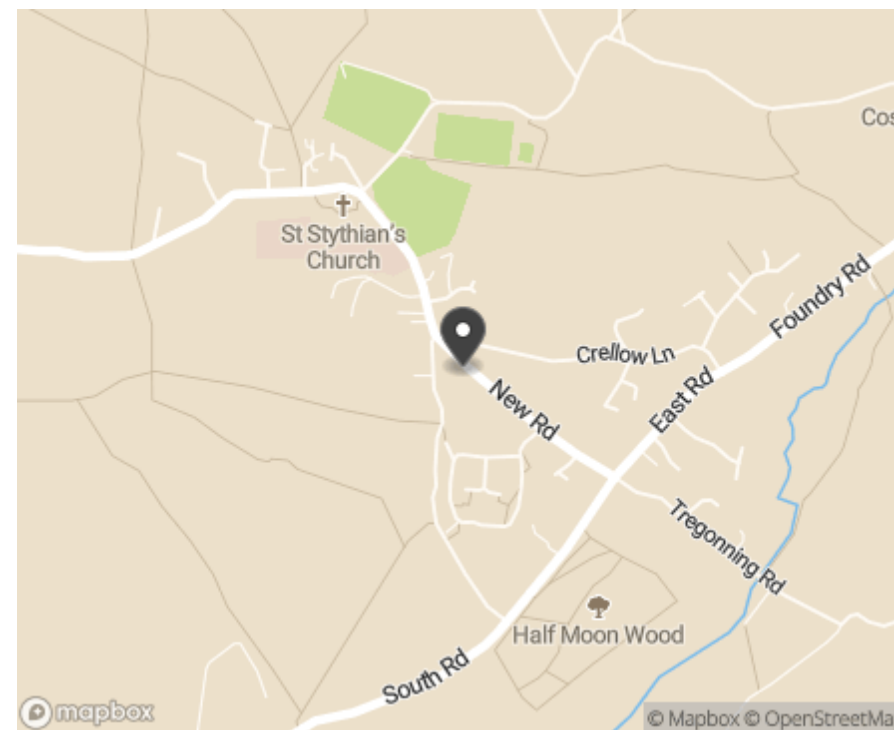
Council Tax Band: D

Services: Mains water, drainage and electric are all connected. LPG gas bottles provide central heating and hot water.

Mobile Signal: Best networks O2 & Vodafone – (good outdoor & variable indoor)

Broadband: Superfast available. Max Download 80Mbps. Max Upload 20Mbps.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		52
(39-54)	<b>E</b>	35	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



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.

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