



Derwendeg, Crellow Hill, Stithians, TR3 7AG
£375,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- 3 Bedroom, semi detached family home
- Modernised and well presented accommodation
- Kitchen, sitting room, WC and family bath/shower room
- Popular village location
- Circa 20 minutes to Falmouth and Truro
- Driveway parking, Garage and EV charger
- Low maintenance garden
- Video tour available



A beautifully presented semi-detached dormer bungalow offering modernised and spacious accommodation including three double bedrooms, a stunning kitchen, separate living room, a landscaped low-maintenance garden plus an integral garage and driveway parking - all just a short walk from the heart of Stithians village.



The Property

Stepping inside, a welcoming entrance hall immediately sets the tone, providing a central hub that connects the principal living spaces. From here there is access to the kitchen, sitting room, a ground floor double bedroom, downstairs WC, the garage and staircase leading to the first floor.

The sitting room is a comfortable and inviting space with plenty of room for multiple sofas and entertaining. This great space connects to bedroom 3, has integral cupboard storage and double doors leading to the rear garden. The kitchen has been thoughtfully designed with an excellent range of fitted cabinetry, generous worktop space and room for everyday appliances, creating a practical yet attractive space for daily life. A range of base and eye level shaker style units and a mix and match wood effect flooring create a really charming and rural feel.

The ground floor double bedroom offers excellent flexibility and could equally serve as a guest room, home office or additional reception room depending on individual requirements. Off the hallway is a well presented two piece WC room and access to the properties integral garage, which has plenty of storage space and water and electricity connected.

Upstairs, the accommodation continues to impress. The principal bedroom is an exceptional space, enjoying impressive proportions beneath the vaulted ceiling and offering ample room for a seating area or further furniture plus the benefit of integral wardrobe space!. Across the landing, the second first-floor bedroom is another generous double, making it ideal for family or visiting guests.

Serving the first floor is a spacious 4 piece family bathroom including a tiled bath, walk in shower, WC and wash hand basin with cupboard surround. A lovely and light room thanks to its velux window.

Outside, the gardens have been landscaped with ease of maintenance in mind, providing attractive spaces to enjoy without demanding constant upkeep. Whether relaxing in the sunshine or entertaining friends and family, the outdoor space offers plenty of flexibility. A side access allows further space for log storage/bins etc. To the front, a driveway provides off-road parking for 2/3 vehicles and leads to the integral garage, which benefits from an electric roller door together with power and water, making it equally useful for storage, hobbies or a workshop. The property also benefits from a Podpoint EV charger.

Overall, this is a home that offers far more space than first impressions suggest. The flexible layout, generous room sizes and low-maintenance gardens combine to create a property that is as practical as it is welcoming.





The Location

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.

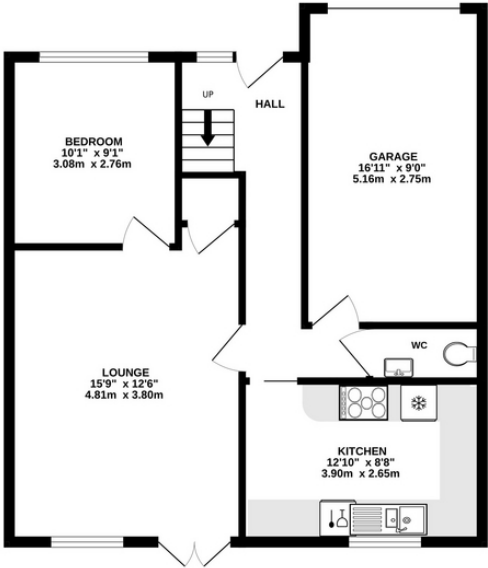
The countryside location of course offers incredible scenic walks across a huge network of footpaths and bridleways which often lead in the direction of Stithians Lake. This is the largest body of inland water in West Cornwall and has a water sports centre with sailing, windsurfing, kayaking and fishing 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.

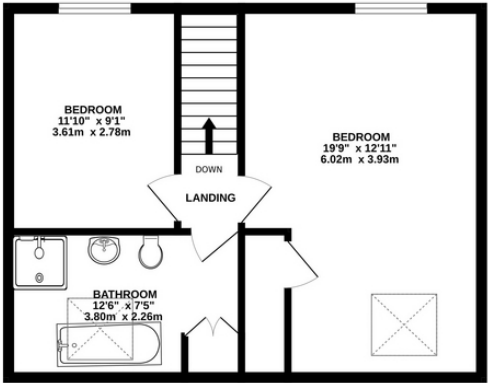


Floorplan

GROUND FLOOR
679 sq.ft. (63.1 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 1177 sq.ft. (109.4 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.
Made with Metropix ©2026

Property Information

Tenure: Freehold

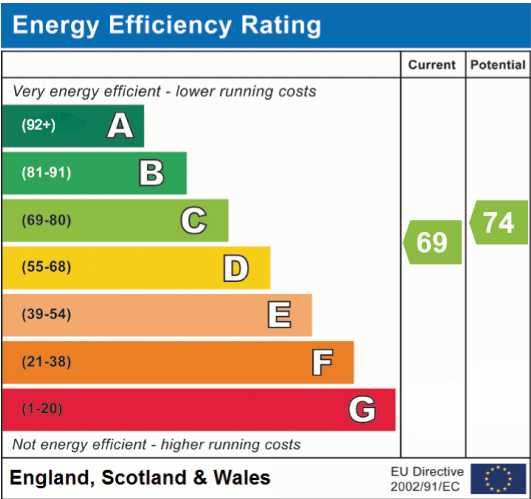
Council Authority: Cornwall Council

Council Tax Band: B

Services: Mains water, drainage and electric and are all connected. Oil fired central heating.

Mobile Signal Externally: Best network - 02 Good outdoor and in-home.

Broadband: Superfast available. Max download speed - 80Mbps. Max upload speed - 20Mbps. Our clients benefit from a strong 2GB internet speed with 'WildNet'.



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.

