



The Pines
Silver Hill | Perranwell Station | Truro | Cornwall | TR3 7LP

STEP INSIDE

The Pines

Set within the highly coveted enclave of Silver Hill, in the ever-desirable village of Perranwell Station, this beautifully appointed detached residence presents a rare opportunity to acquire a substantial family home in one of Cornwall's most sought-after locations.

Peacefully positioned yet wonderfully connected, the property enjoys an elevated plot with generous gardens and captivating countryside views, embodying the ideal balance between rural tranquillity and village convenience. Inside, the accommodation is equally compelling. The interior has been thoughtfully designed for modern family living, with light-filled spaces and an effortless flow between rooms. One of the standout features is the expansive lounge dining room, a superb, open yet inviting setting, perfectly positioned to frame the lovely outlook across the gardens towards the rolling countryside beyond. From here, doors open onto a broad terrace, providing the ideal vantage point for outdoor dining, relaxation, and the enjoyment of the serene surroundings. The home offers five well-proportioned bedrooms and three bathrooms, ensuring comfort and privacy for family and guests alike. Each room reflects the property's generous proportions, while the overall layout lends itself beautifully to both day-to-day living and entertaining.

Perfectly suited to families seeking a tranquil and refined Cornish lifestyle, this charming home combines space, setting, and serenity in a way that is rarely found. With its privileged position in Perranwell Station, a village renowned for its strong community spirit, rural beauty, and easy access to Truro, Falmouth, and the surrounding

coastline, the property represents an exceptional opportunity to secure a forever home in one of the most desirable corners of Cornwall.

The gardens extend to both front and rear, offering ample space for children to play, for keen gardeners to create and cultivate, or simply as a peaceful natural backdrop to everyday life. With countryside stretching out beyond the boundary, the sense of openness and connection to nature is ever-present. From the moment you approach, the sense of space and seclusion is unmistakable. The home sits gracefully within its grounds, with mature borders and an impressive sweep of driveway offering extensive parking. A sizeable garage, capable of comfortably accommodating four vehicles, further enhances the practicality befitting a home of this calibre.











Location

Silver Hill, in the heart of Perranwell Station, combines tranquil village life with timeless Cornish charm. Peaceful lanes, picturesque cottages, and rolling countryside create an idyllic setting, while the village itself offers a selection of excellent local amenities, including a village shop, post office, café, and primary school. The vibrant towns of Truro and Falmouth and the stunning coastline are just a short drive away. Highly sought-after and exclusive, this location offers the perfect balance of serenity, community, and refined Cornish living.

Cornwall

Cornwall, on England's southwestern coast, is a region of breathtaking natural beauty, famed for its dramatic cliffs, golden beaches, and turquoise waters. Its coastline stretches for over 400 miles, offering everything from world-class surfing at Fistral Beach in Newquay to peaceful, picturesque coves like Kynance and Porthcurno. Beyond the beaches, Cornwall is rich in heritage and charm, with historic fishing villages such as St Ives and Padstow, the iconic St Michael's Mount, and attractions like the Eden Project. Despite its coastal seclusion, Cornwall is well connected via the A30 trunk road, regular mainline train services to London, and flights from Newquay Airport, making it both a sought-after destination and a practical place to call home.

Services

Mains water, electricity and gas. Private drainage
Tenure: Freehold | Council Tax Band: G | EPC: C71

Important information

Every effort has been made with these details, but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. The electrical circuit, appliances and heating system have not been tested by the agents. All negotiations must be with Fine & Country Mid-West Cornwall. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property. Further information on mobile coverage and broadband availability is found on ofcom and openreach 'checker' websites. Visit the Gov.uk website to 'check long term flood risks. General Data Protection Regulations: We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our office in St Mawes.

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What 3 words

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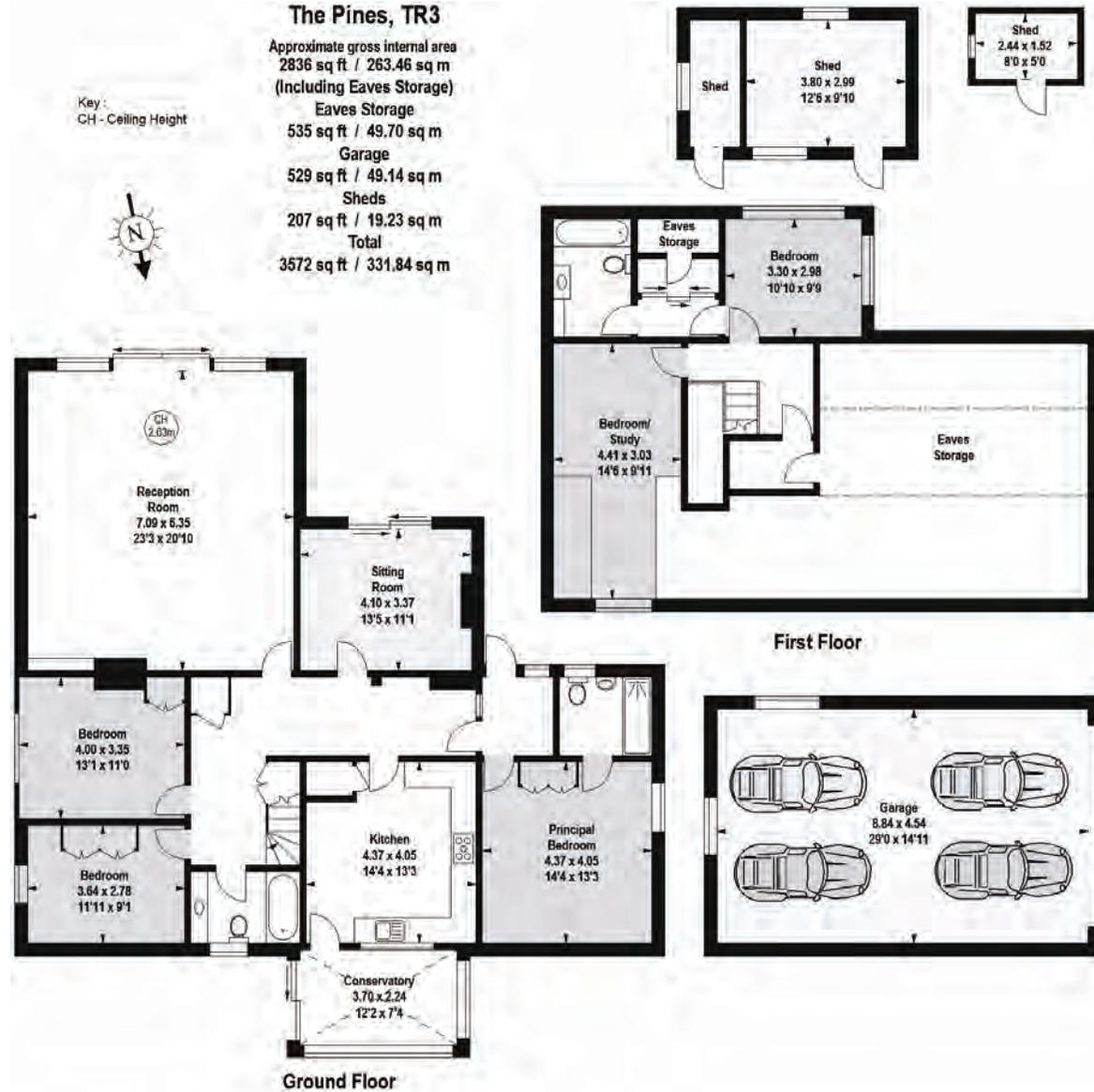
General information

To view the "Key facts for buyers" material information, please see the link titled "Material information"

The Pines, TR3

Approximate gross internal area
 2836 sq ft / 263.46 sq m
 (Including Eaves Storage)
 Eaves Storage
 535 sq ft / 49.70 sq m
 Garage
 529 sq ft / 49.14 sq m
 Sheds
 207 sq ft / 19.23 sq m
 Total
 3572 sq ft / 331.84 sq m

Key:
 CH - Ceiling Height



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Illustration for identification purposes only (Not to scale)
 Floorplan drawn according to RICS Guidelines.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 WEBBERS PROPERTY SERVICES LIMITED. Trading As: Fine & Country Mid Cornwall. Registered in England & Wales. Company No: 2908137. Registered Office Address: Bristol & West House, 39-41 Boutport Street, Barnstaple, Devon, EX31 1SA. Printed 11.02.2026



Fine & Country Mid West Cornwall
Manor Office The Square, St Mawes, Truro, Cornwall, TR2 5AGE
01326 334658 | midwestcornwall@fineandcountry.com

