

## Mellingey Valley, Perranwell Station, Truro, TR3 - Luxury Living With Breathtaking Rural Views!

Guide Price £679,950

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- Spectacular panoramic countryside views framed by a dramatic full vaulted gable-end window.
- Luxurious modern interiors with engineered oak flooring and underfloor heating.
- Two en-suite bedrooms including a beautifully appointed master suite with garden access.
- LARGE CORNER PLOT, NEIGHBOURS ONE SIDE, COUNTRYSIDE ON THE OTHER, SETS THIS HOME APART
- Detached DOUBLE GARAGE, EV charger and parking for three vehicles—ideal for modern living.
- Stunning open-plan reverse living design with balcony—perfect for entertaining.
- Impressive shaker-style kitchen with breakfast bar and high-quality integrated appliances.
- Light-filled living spaces enhanced by vast glazing and contemporary vaulted ceilings.
- Large, level, fully enclosed rear garden backing onto rolling countryside.
- Highly desirable village location with shop, pub, primary school and transport links all within walking distance.



Discover luxury living at its finest in this exceptional four-bedroom detached home SET WITHIN A VERY LARGE CORNER PLOT, perfectly positioned to enjoy breathtaking panoramic countryside views. The stunning vaulted gable-end window, spacious open-plan living area, sleek contemporary kitchen and private balcony create an unforgettable first impression. With two beautiful en-suite bedrooms, a cosy log burner, underfloor heating, and impeccable décor throughout, this home offers both style and comfort in abundance. The large level garden, detached double garage, EV charger and parking for three complete the appeal. Set in the highly



sought-after village of Perranwell Station—home to a shop, pub, school and excellent transport links—this property blends rural tranquillity with everyday convenience. A truly remarkable, turn-key home not to be missed.