



**CLIVEPEARCE**  
Now you're moving

4 Bedrooms

House - Detached

Guide Price

£780,000

Located in

Truro



[www.clivepearceproperty.com](http://www.clivepearceproperty.com)



# Grenna Lane

Truro | Cornwall | TR3 7LN



An impressive detached and extended home on the edge of this sought after village offering four bedrooms (two en-suite), superb living space, detached garage with studio, gardens and ample parking.

# Grenna Lane

£780,000 Freehold



- Four bedrooms - two en-suite
- Superb living room with feature stone fireplace
- Spacious kitchen/breakfast room
- Gardens extending to approx 1/3 acre
- Sitting room
- Dining room with vaulted ceiling and French doors to sun terrace
- Utility room
- Detached garage with office/studio/garden room over

GROUND FLOOR  
1483 sq.ft. (137.8 sq.m.) approx.



1ST FLOOR  
873 sq.ft. (81.1 sq.m.) approx.



TOTAL FLOOR AREA: 2356 sq.ft. (218.9 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 ©2025.

## Council Tax Band F Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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

31 Lemon Street  
Truro  
Cornwall  
TR1 2LS



**CLIVEPEARCE**  
Now you're moving

hello@clivepearceproperty.com

01872 272622

www.clivepearceproperty.com