



Trehane, Trewedna Lane, Perranwell Station, TR3 7PQ
£350,000



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THE TRURO ESTATE AGENT

Key Features

- Recently extended and modernised barn conversion
- Two double bedrooms, bathroom
- Open plan living, kitchen, dining plus utility
- Uninterrupted countryside views
- Front and rear outside spaces
- Parking for two cars
- No onward chain
- Video tour available



A truly stunning two bedroom barn conversion nestled within the most splendid rural setting on the outskirts of popular Perranwell Station. Recently modernised accommodation, countryside views, great outside space and parking for two cars. Available with no onward chain.



The Property

Trehane is a wonderful opportunity to live in this most splendid rural setting on the outskirts of Perranwell Station, only half a mile (10 minute walk) from the village centre. The previous barn has been recently extended and modernised to provide a comfortable home all 'on the level' with generous proportions and natural light throughout.

Entering the property you are met with a large open plan living room with superb floor to ceiling window to the front aspect which enjoys the views of the surrounding rolling fields. This room is then open plan to a fully fitted farmhouse style kitchen with plenty of space for dining. Off this room are two double bedrooms, a useful separate utility room and fully fitted modern bathroom. The property has been finished to a high standard with gas central heating, double glazing, a surprising ceiling height and character features all the way through.

There are outside spaces to both sides – the rear an enclosed courtyard facing East providing the perfect space for that morning coffee in the sun. Whilst to the front is a lawn and patio enjoying those rural views and facing West enjoying the late afternoon and evening sunset. In front of this space is a crunchy gravelled driveway for two vehicles whilst there is also a separate section of fenced lawn beyond which could be perfect as a vegetable patch perhaps.

Trehane offers the chance to immediately move in with no work to do or have a low maintenance bolt-hole whilst enjoying all that this special location has to offer. Available with no onward chain and highly recommended.



The Location

Lower Trewedna is a collection of beautiful stone buildings located on Trewedna Lane on the South/West side of the village. This is the outskirts of Perranwell Station and so enjoys a gorgeous rural setting but the convenience of the village is only half a mile away. The village has always been an incredibly popular place to live and with good reason to! Located almost equidistant between Truro and Falmouth and being very well placed for the nearby 'area of outstanding natural beauty' around the creeks of the Carrick Roads and the deep water moorings of the Fal Estuary and Mylor Yacht Harbour.

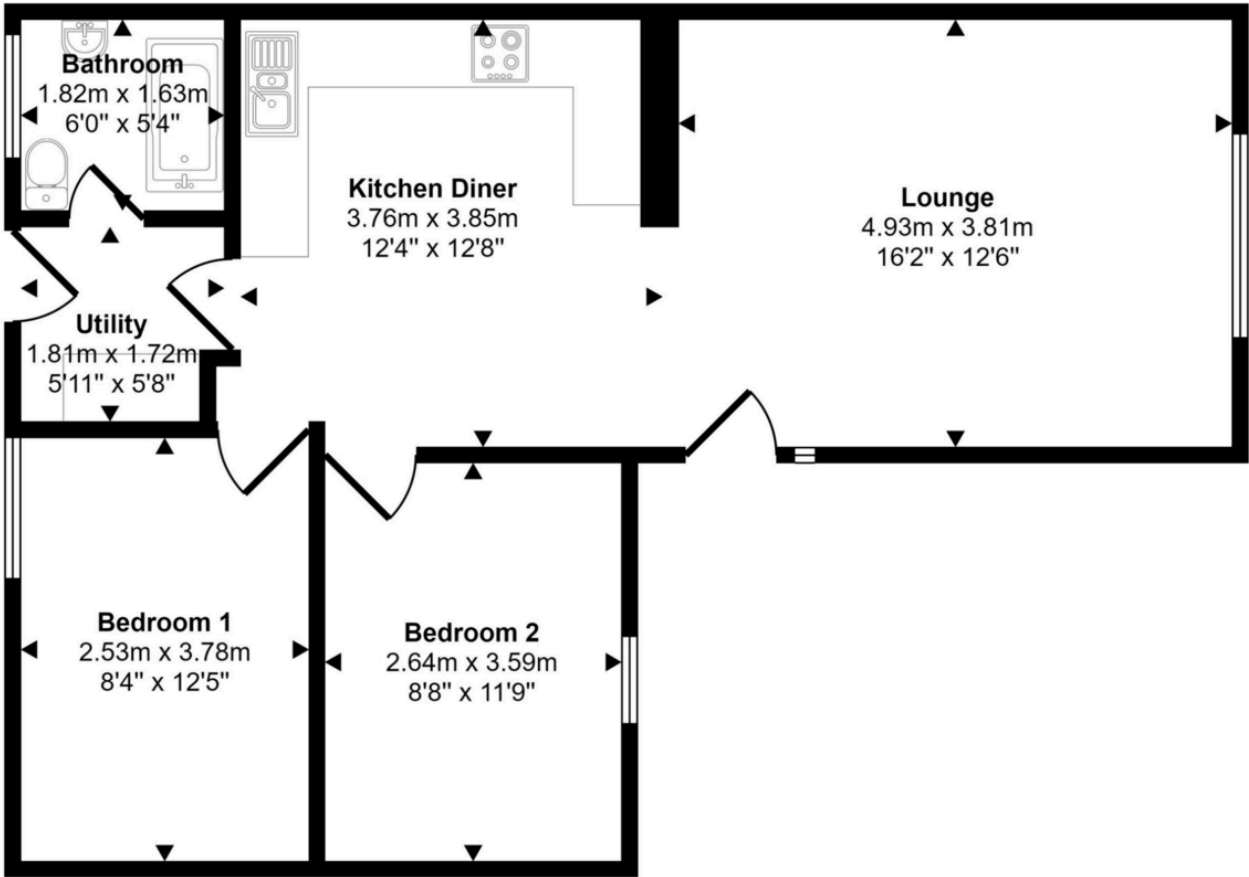
The village itself has a great amount of amenities including its own primary school, public house, garage, church, village shop, active village hall, football and cricket clubs and quite uniquely has its own rail link to Truro and Falmouth. The city of Truro and the harbour town of Falmouth are both around 6 miles away and can be reached from the property in around 15 minutes offering an extensive range of facilities including national class schools and colleges, university campus, hospitals, the National Maritime Museum, Hall for Cornwall, top class restaurants and shopping as well as a mainline railway connection to London Paddington in less than 5 hours.





Floorplan

Approx Gross Internal Area
61 sq m / 652 sq ft

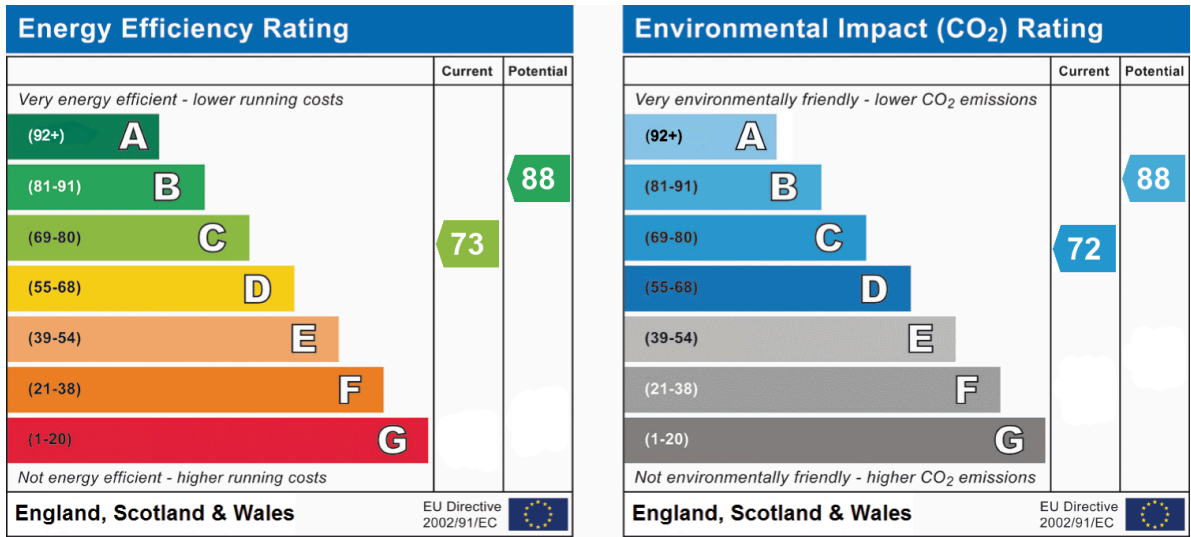


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Property Information

Tenure: Freehold
Council Authority: Cornwall
Council Tax Band: A
Services: Mains electric and gas are connected. Mains water is connected and on 'cascade metering' paid to the neighbouring property. Private septic tank drainage.
Mobile Signal Externally: Likely (all networks)
Broadband: Superfast available. Max Download 49Mbps. Max Upload 8Mbps.



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.

