



4 Old Coach Road, Playing Place, TR3 6ER
£700,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Beautifully renovated and extended detached bungalow
- Sought after village close to Truro and near the Fal estuary
- Versatile 5 bedroom, 2 bathroom accommodation
- Stunning vaulted open-plan kitchen, dining and family room
- Separate sitting room with wood-burning stove
- Landscaped sunny garden with garden studio, orchard & vegetable beds
- Extensive driveway parking and attached garage
- Video tour available



A beautifully renovated and thoughtfully extended detached bungalow offering stylish open-plan living, generous mature gardens and versatile 5 bedroom accommodation in one of the area's most sought-after village settings.



The Property

This 1930's detached bungalow has been extensively improved by the current owners, now combining contemporary family life with a beautiful sunny landscaped garden in one of the area's most sought-after village settings.

Located on the particularly attractive tree-lined Old Coach Road and set back behind a generous gravel driveway providing parking for multiple vehicles. The property immediately creates a wonderful sense of space with an attractive landscaped frontage. The driveway leads to an attached single garage with electric door, internal access from the property and utility space. Next to the garage there is a fitted EV charger.

Without question, the standout feature is the impressive open-plan kitchen, dining and family room. Designed with modern living in mind, this exceptional space is flooded with natural light from the vaulted ceiling, exposed beams and rooflights with underfloor heating below, creating an atmosphere that feels both spacious and inviting.

The contemporary kitchen has been thoughtfully designed with a comprehensive range of sleek cabinetry, quality integrated appliances and expansive quartz worktops, all centred around a substantial breakfast bar that provides additional preparation space, casual seating and a natural gathering point when entertaining. The generous dining area comfortably accommodates family meals and larger celebrations alike, while the adjoining seating area enjoys a seamless connection to the garden through double opening doors, effortlessly extending the living space onto the terrace during the warmer months. It's a room that has been designed not only to impress, but to be enjoyed every day.

For quieter moments, the separate sitting room offers a warm and welcoming retreat, centred around a wood-burning stove and a large bay window that fills the room with natural light.



The accommodation is equally versatile, comprising four well-proportioned bedrooms together with an additional reception room that could equally serve as a fifth bedroom, home office, playroom or snug, allowing the property to adapt as family needs evolve. There is further versatility here with the main bedroom tucked privately away in the rear corner of the home next to the family bathroom – creating the feeling of a generous and separate principle suite.

The contemporary family bathroom has been finished to an exceptional standard, featuring a stylish four-piece suite with both a bath and separate walk-in shower. Large-format marble-effect tiling, quality fittings and a sleek vanity unit combine to create a space that feels both elegant and practical. In addition, a separate wet room provides further convenience, making the layout particularly well suited to busy family life or visiting guests.

Stepping outside, it quickly becomes clear that the gardens are just as much a feature of the home as the accommodation itself. A generous paved terrace provides an ideal space for outdoor dining and entertaining before leading onto expansive lawns framed by mature trees and established planting, creating a wonderful sense of privacy and seclusion. Beyond, a productive orchard, raised vegetable beds and a detached timber garden studio provide endless opportunities for keen gardeners, those working from home or anyone looking for additional creative space. There is a very useful wide side access leading to the front of the property and with additional timber sheds and storage.

The property has the benefit of a mundic test dated from 2022 completed by Stimson & Tieken which assigned the property 'A1' at stage 1 assessment meaning all clear and fully mortgageable.

Beautifully presented throughout, this is a home that balances style, practicality and flexibility with ease, offering spaces that work just as well for everyday family life as they do for entertaining and spending time together.







The Location

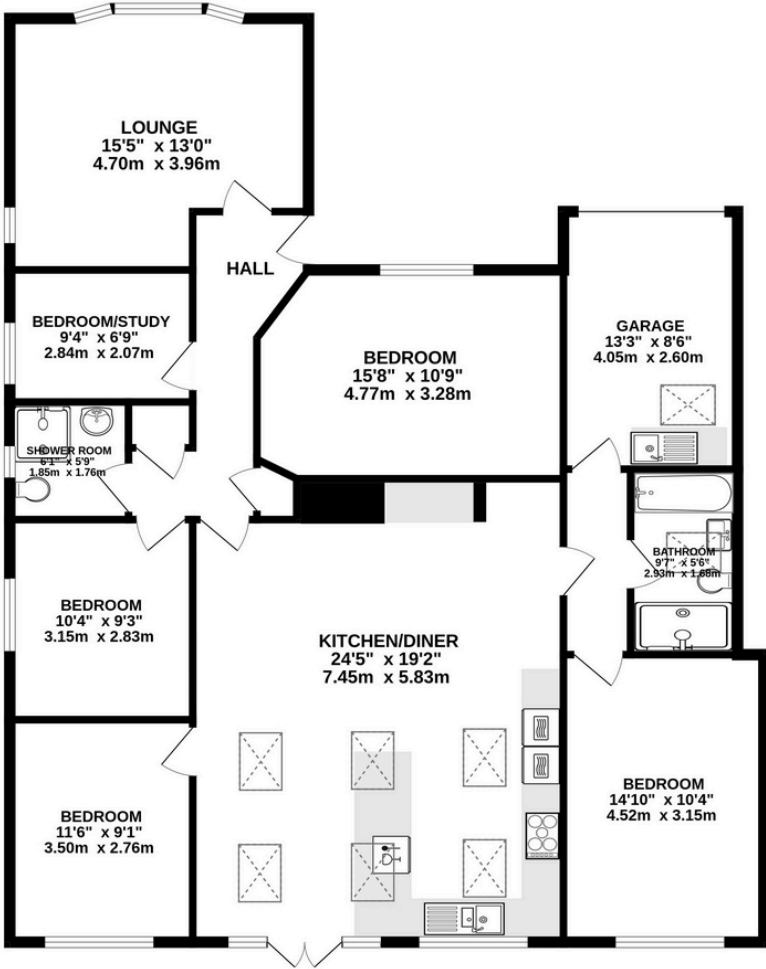
Playing Place is a wonderful village located only 2 miles South of Truro and on the edge of the stunning coastal creeks of the Carrick Roads and surrounding countryside - including Trelissick, Feock and Loe Beach to name a few. The village itself has amenities including a SPAR shop, community centre, snooker club, park and petrol station. Schooling is available nearby with Kea and Devoran primary schools as well as a good selection of secondary schools in Truro as well as the Penwith college campus. Public transport is readily available with bus stops leading from the village in the direction of Truro or Falmouth on a regular basis. Driving you can be on the A30 to head in either direction in around 15 minutes.

Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned schools are in abundance and there is a main line railway link to London (Paddington) within 5 hours. Draws such as the newly renovated Hall for Cornwall, historic Truro Cathedral and Royal Cornwall Museum are on one's doorstep with regular city events taking place throughout the year such as Truro Food Festival, City of Lights and famous Christmas markets.



Floorplan

GROUND FLOOR
1541 sq.ft. (143.1 sq.m.) approx.



TOTAL FLOOR AREA : 1541 sq.ft. (143.1 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.

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Property Information

Tenure: Freehold


Council Authority: Cornwall

Council Tax Band: D

Services: Mains water, drainage, electric and gas are all connected.

Mobile Signal: All networks – good indoor & outdoor

Broadband: Superfast available. Max Download 42Mbps. Max Upload 8Mbps.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	



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