



# Laburnum Cottage

Perranwell Station, Between Truro and Falmouth



# Laburnum Cottage

## Tarrandean Lane, Perranwell Station, TR3 7NW

To be sold for the first time in over 25 years, an attractive and extended detached cottage enjoying a discrete position on the outskirts of this well-served village between Truro and Falmouth, impeccably maintained throughout with delightful gardens, detached garaging and driveway parking.

### Distances

Perranwell Post Office & shop - 800 yards;  
Devoran - 1; Carnon Downs - 1.5; Trelassick Gardens (National Trust) - 4.5; Loe Beach (Feock) - 5; Truro - 5; Falmouth - 6; St Agnes - 9; Helford Passage - 10; Cornwall Airport (Newquay) - 24 (All distances are approximate and in miles)

### The Property

Situated on the edge of the well-served village of Perranwell Station, midway between Truro and Falmouth, and to be sold for the first time in over 25 years, Laburnum Cottage provides charming and characterful two double bedroomed accommodation that is superbly maintained and presented throughout. The cottage is situated in an almost traffic-free location, with bus and rail facilities more or less 'on your doorstep' yet far enough away not to be affected by noise.

The cottage nestles in beautifully landscaped, well stocked and lovingly maintained gardens. A gravelled forecourt provides parking for two to three cars in addition to a deep detached garage / workshop with a boats and boards storage area to the side. The front, side and rear gardens are profusely stocked providing pretty sitting out areas with mature shrub and flower borders affording excellent shelter and privacy.

Internally, the entrance porch leads through to a double aspect dining area with its bowed window and access to the beautiful side garden. The cosy living room is defined by painted beams and the granite fireplace with gas stove. The farmhouse style kitchen with breakfast bar is complemented by a useful utility room with access to the enclosed rear garden. Two double bedrooms and a modern shower room lead occupy the first floor with all rooms enjoying a pleasant outlook of the gardens. Whilst retaining a cottage feel, the accommodation benefits from modern double glazing and gas central heating.





## The Location

Positioned along Tarrandean Lane, a quiet lane leading to the Bissoe Trail and the creekside village of Devoran on the eastern side of Perranwell, the village is considered to be one of the very best within this part of Cornwall thanks to its post office, shop, church, highly regarded primary school, public house, cricket and football clubs as well as an active, modern village hall. Perranwell is situated within an easy commute of both Truro and Falmouth with regular bus and rail services within 100 meters of the property.

The area is well placed for the creeks of the Fal Estuary and Mylor Yacht Harbour with its deep-water moorings just a short drive away. Both Falmouth and Truro are approximately five miles away providing an extensive range of facilities including national class schools and colleges, hospitals, the National Maritime Museum, Hall for Cornwall and mainline railway connection to London Paddington. Cornwall Airport is just 24 miles away with a range of domestic and European flights.

## Shore Recommendations

- Take a stroll into the village and enjoy home cooked food at The Royal Oak.
- Take the train to the seaside town of Falmouth, considered to be one of the best coastal towns in the UK.
- Cycle, run or walk the Bissoe Trail from Devoran to Portreath.
- Experience a hearty breakfast at Loe Beach café and walk along its dog friendly beach.
- Whether you are an absolute beginner through to salty seadog, enjoy the stunning sailing waters The Carrick Roads has to offer.
- Have lunch on the pontoon at one of Cornwall's most picturesque pubs, the Pandora Inn.
- Take a picnic and explore some of the local tidal creeks in a kayak.

## Tenure, Services and General Information

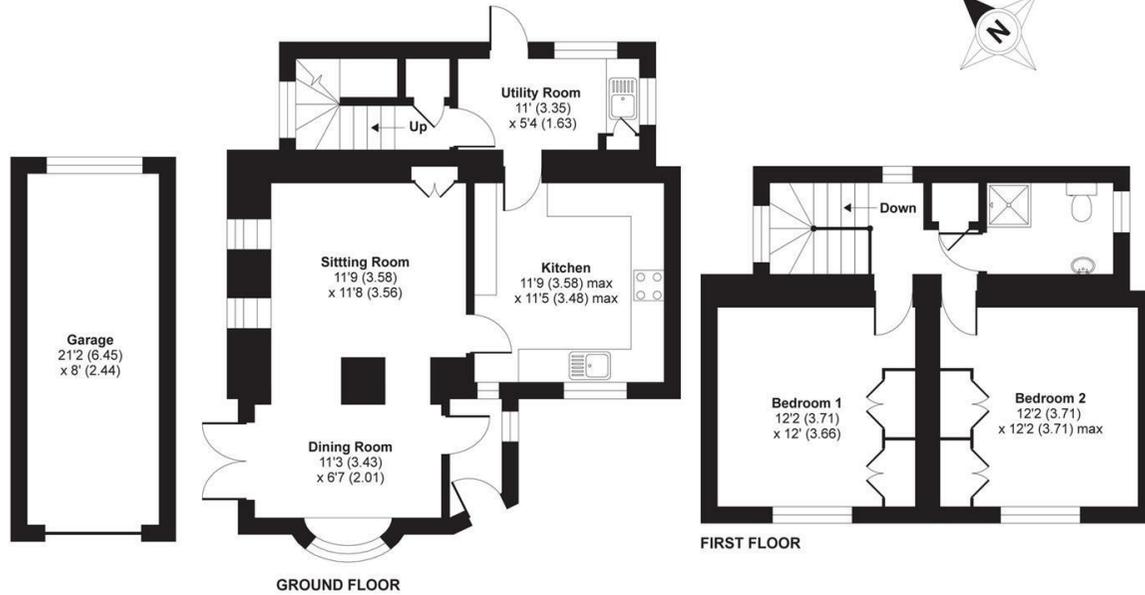
Freehold. Council Tax: E. Mains electricity, water and gas central heating. Private Drainage. Superfast Broadband is available in the postcode.

## Fixtures & Fittings

Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

# Laburnum Cottage, Tarrandean Lane, Perranwell Station, Truro, TR3 7NW

APPROX. GROSS INTERNAL FLOOR AREA 1030 SQ FT 95.6 SQ METRES (EXCLUDES GARAGE)  
 APPROX. GROSS INTERNAL FLOOR AREA 1199 SQ FT 111.4 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		51	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		47	84
England & Wales		EU Directive 2002/91/EC	

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