



# The Old School House

Perranwell Station



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School Hill, Perranwell Station, Truro TR3 7LA

Set within level gardens of around  $\frac{3}{4}$  acre, this distinctive and attractive former school house and converted bothy enjoy a central position within this highly sought-after and extremely well served village, conveniently positioned between Truro and Falmouth. Extensively renovated and extended, the original property is now complemented brilliantly by a contemporary kitchen extension.





## The property

- Beautifully presented detached village home
- Comprehensive renovation and contemporary extension
- Grade 2 Listed
- Entrance boot room with slate flooring and underfloor heating
- Magnificent open plan kitchen / dining room extension, externally timber clad (Douglas Fir) and with a living meadow roof. Triple aspect with part glazed roof, exposed timber (Glulam) ceiling and wall of bi-fold doors enabling perfect interaction with the garden. Well-appointed kitchen with stainless steel worktops, upstands and peninsular unit incorporating breakfast bar, inset sink, fitted Bosch dishwasher, NEFF double oven and warming drawer, NEFF fridge and Whirlpool induction hob. Timber flooring with underfloor heating.
- Utility room and shower room / WC
- Full width living room, stripped timber flooring and wood burner.
- Study / playroom with extensive range of fitted storage cupboards
- Master bedroom with extensive fitted wardrobes
- Two further double bedrooms
- Spacious family bathroom
- Detached and converted studio (The Bothy) providing additional and stylish accommodation including a bedroom, wet room, sitting area and terrace with pond

## The gardens

- Deep front garden planted as a wild flower meadow
- Off-road parking for two cars
- Courtyard providing access to the main house and The Bothy
- Extensive rear garden with a westerly aspect, mainly lawn and interspersed with mature borders and beds filled with a diverse collection of plants, shrubs, and trees, including various fruit trees. This lush environment serves as a haven for wildlife, providing a tranquil and picturesque setting.
- Timber garden studio set in a discreet position at the foot of the garden and used as a home office (insulated and with a Fibre broadband connection)

## Distances

Shop, Community hall & playing fields – 175 yards;  
Royal Oak pub – 500 yards; Branchline railway station – 0.8;  
Bissoe Trail – 1.3; Devoran – 1.7; Carnon Downs – 1.8;  
Trelissick Gardens (National Trust) – 4.6;  
Loe Beach (Feock) – 4.9; Falmouth – 5.5; Truro – 5.5;  
Helford Passage – 9.2 St Agnes – 9.7; Cornwall Airport (Newquay) – 24.9

(All distances are approximate and in miles)





**The Location**

Perranwell Station has long been considered one of the most desirable villages in central and south Cornwall due to its strategic location near the cathedral city of Truro and the port of Falmouth, both roughly six miles away. This location also provides easy access to the day-sailing waters of the Fal Estuary. Within the village itself, residents enjoy an excellent community with a range of amenities conveniently close to The Old School House. These include a highly regarded public house 'The Royal Oak', an active community hall with village shop, a day nursery, county primary school, a garage, and regular bus and rail services.

Nearby Truro offers comprehensive health and educational facilities, as well as The Hall for Cornwall, the main theatre venue. Falmouth, with its rich maritime history, provides exceptional sailing opportunities, a variety of restaurants and quayside bars, sandy beaches, subtropical gardens, and extensive coastal walks along the South West Coast Path. 'The Old School House' is ideally situated to take full advantage of these amenities and the numerous local attractions, as well as the extensive network of beautiful countryside walks.



**Services, tenure and further information**

Grade 2 Listed. Freehold. Mains water, drainage, electricity and gas. Gas fired central heating. Underfloor heating within kitchen extension and boot room (mains), and throughout The Bothy (electric). Fibre optic connected to house and garden studio. Council tax - E.

**Directions**

From Truro - follow the A39 towards Falmouth and after five miles, just after The Norway Inn, turn right into Cove Hill. Proceed up Cove Hill and at the crossroads turn left into Trewinnard Road. Proceed to the end of Trewinnard Road and turn right into School Hill. Proceed down School Hill for around 175 yards and The Old School House is on the left. .

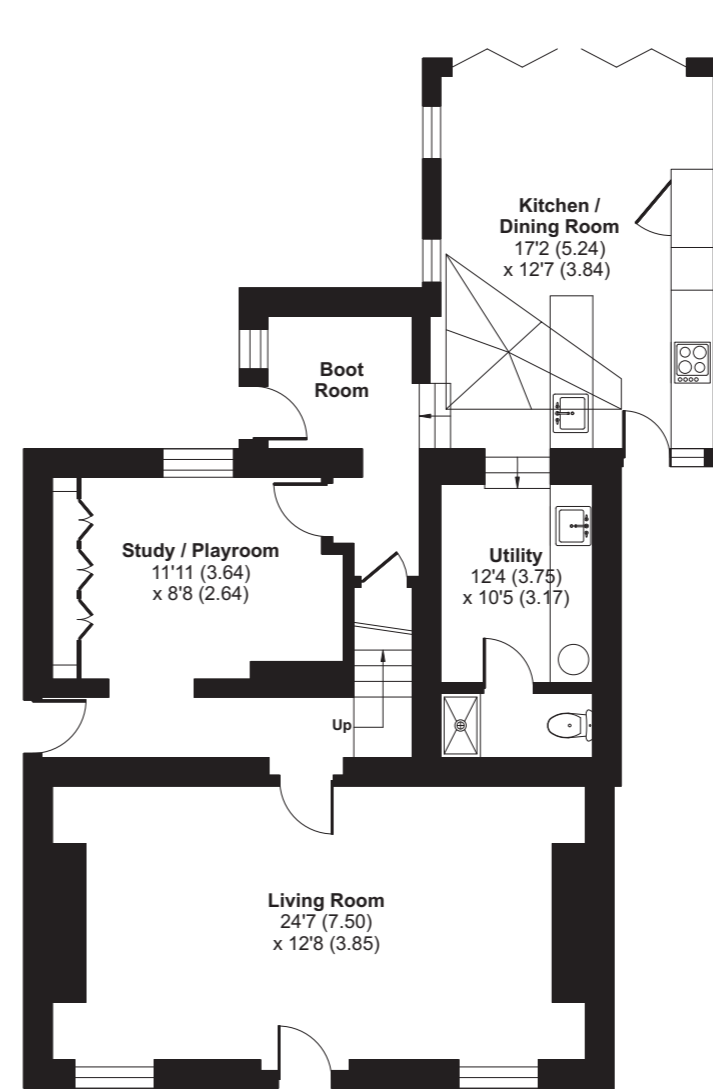
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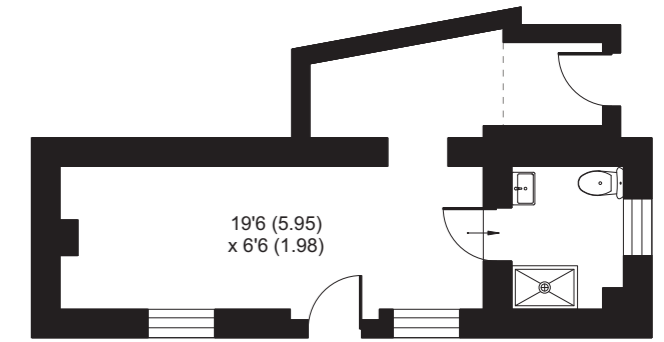


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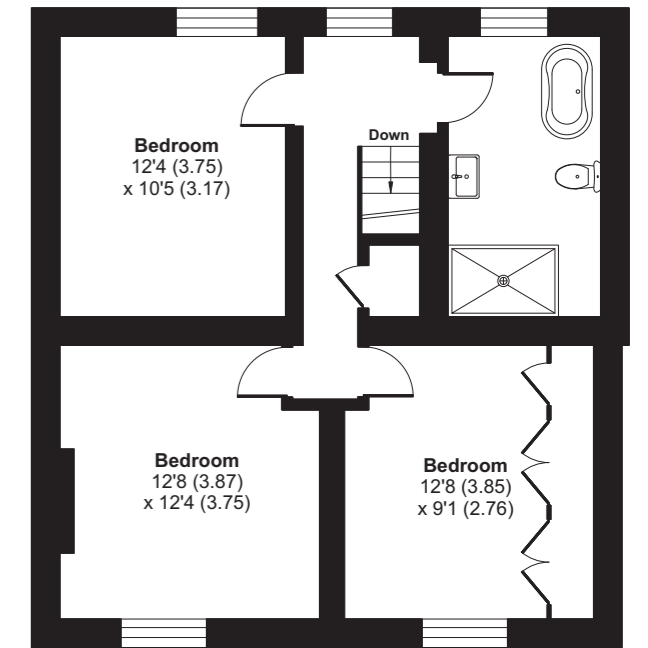
Main House = 1614 sq ft / 149.9 sq m  
 Outbuildings = 356 sq ft / 33 sq m  
 Total = 1970 sq ft / 182.9 sq m  
 For identification only - Not to scale



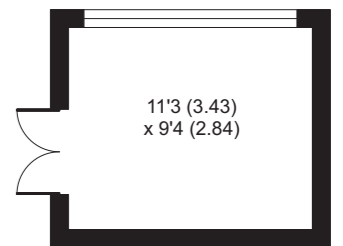
GROUND FLOOR



THE BOTHY



FIRST FLOOR



GARDEN STUDIO



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2024. Produced for Shore Partnership Limited. REF: 1147557

**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.

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