



# 3 The Old Vicarage

Stithians



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Church Road, Stithians, Truro TR3 7FD

Nestled within a quiet corner of this popular village near Falmouth and Truro, this Georgian-styled detached modern home offers privacy and tranquillity with five bedrooms with spacious interiors seamlessly communicating with the manageable garden, modern garden studio/home office, extensive driveway / forecourt parking, double garage and a stunning BBQ area.













## The location

Situated between the north and south coasts, Stithians is renowned for its annual agricultural show, picturesque lake and network of footpaths and bridleways. The village boasts a vibrant community with amenities including a monthly produce market, primary school, playing field, doctors' surgery, two churches, village shop, pub, wellbeing centre, active community hall and various clubs including cricket, football, bowls, choirs and a brass band.

Stithians Lake, the largest inland body of water in west Cornwall, hosts a water sports centre with sailing, windsurfing, kayaking and fishing, alongside a café, the popular Golden Lion pub and circular walk.

Falmouth, Truro and Helston, all within ten miles, provide a range of educational institutions and an eclectic mix of shops, restaurants, coffee shops, bars, theatres, cinemas, and art galleries.

The area is well-connected with a mainline rail service from Truro and branchline rail at Perranwell Station.

## The property

- Thoughtfully designed and built to a very high standard
- Stone and granite from the original vicarage used for the entirety of the main façade to create structural authenticity
- Built in 2007
- Entrance lobby opening to a spacious reception hall
- Family-orientated kitchen / dining room:
  - Dining area with sliding doors to the terrace and garden
  - Granite tops with integrated appliances including Neff hob, extractor, double oven and combi microwave. Bosch dishwasher, wine cooler, boiling water tap
- Double aspect living room with Barbas woodburner and direct access to the rear garden
- Study
- Utility room
- Ground floor WC
- Double garage with electric doors boarded attic space and plant room/WC
- Master bedroom with spacious dressing room and en suite shower room
- Three further bedrooms, all doubles and all with fitted wardrobes
- Refitted and stylish family bathroom
- Spacious second floor bedroom enjoying views over the gardens and surrounding countryside
- Bath/shower room

## The gardens, studio and parking

- Brick paved driveway providing extensive and level parking / turning in addition to the attached double garage
- Dining terrace with full length pergola, barbeque and seating
- Enclosed rear garden featuring a patio, lawns, mature borders and established trees
- High quality studio/home office with CAT 6 cabling

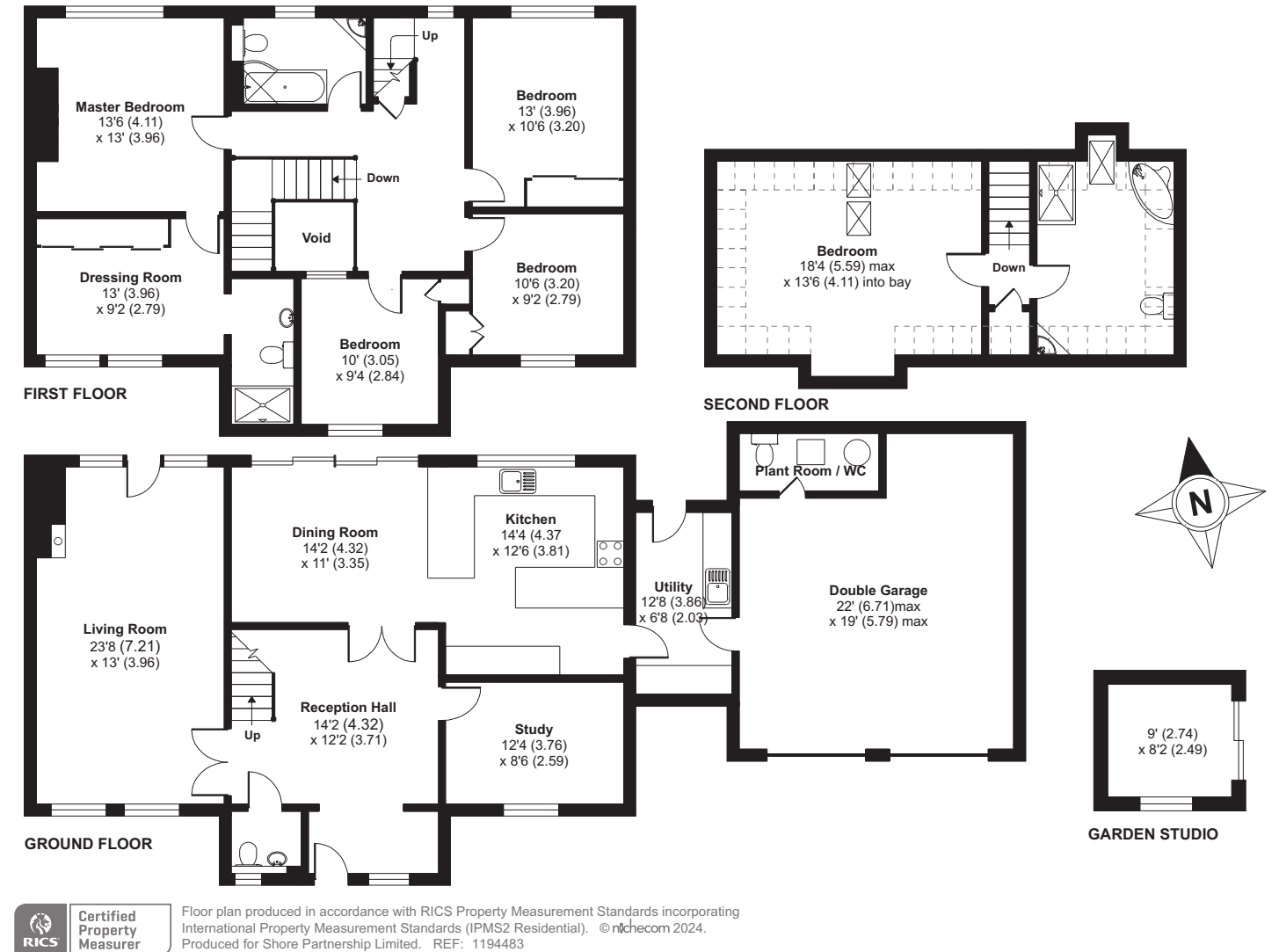






### 3 The Old Vicarage, Stithians, Truro, TR3 7FD

Main House = 2837 sq ft / 263.5 sq m  
 Total = 2980 sq ft / 276.8 sq m  
 Limited Use Area(s) = 143 sq ft / 13.3 sq m  
 For identification only - Not to scale



#### Distances

Village centre - 175 yards; Stithians lake activity centre - 2;  
 Perranwell Station - 4; Devoran - 5; Penryn - 5; Falmouth - 8;  
 Helston - 9; Truro - 9.5; Cornwall Airport (Newquay) - 24.3

(All distances are approximate and in miles)

#### Services, tenure and general information

Freehold. Mains electricity, drainage and water. Oil fired central heating via underfloor heating throughout. Broadband: Superfast is available in the postcode.

Council Tax band: F

#### What 3 Words ///organist.pulled.roosters

#### Directions

From Church Road, continue towards the church passing the playground on the right. Directly opposite the church, turn right into the private driveway signed 'The Old Vicarage'. Bear left before turning right to number 3.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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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