



# Sky View

Perranwell Station





## Location

Perranwell Station is renowned as one of the most desirable villages in central and south Cornwall, thanks to its strategic location between Truro and Falmouth, both approximately five miles away. This prime location also offers easy access to the day-sailing waters of the Fal Estuary and central Cornwall with the main A30 providing easy access further into west Cornwall or out of county.

Within the village, residents benefit from a vibrant community and a range of amenities conveniently close to Sky View. These include the highly regarded pub, The Royal Oak, an active community hall with a village shop, a day nursery, a highly-regarded primary school, garage, and regular bus / rail services.

Nearby Truro provides comprehensive health and educational facilities, the cathedral and The Hall for Cornwall, a national-class theatre venue. Falmouth, with its rich maritime history, offers exceptional sailing opportunities, a variety of restaurants and quayside bars, sandy beaches, subtropical gardens, and extensive coastal walks along the South West Coast Path.

'Sky View' is ideally situated to take full advantage of these amenities and numerous local attractions, as well as the extensive network of beautiful countryside walks on your doorstep.





# Sky View, Greenwith Hill, Perranwell Station, Truro TR3 7FQ

This exceptional four-bedroom detached home offers generous and flexible living spaces with a seamless flow between indoor and outdoor areas. Located in on the rural fringe of this highly desirable village, enjoying fine, far-reaching views, this superb home also features a large enclosed garden, driveway, and double garage.

## The property

- Superb, detached modern house completed in 2020
- Great attention to detail and high quality throughout
- Details including hardwood windows, aluminium bi-folds, oak windowsills, limestone flooring and handcrafted kitchen
- Highly insulated and energy efficient (B-rated)
- Fine far-reaching views over the village and surrounding countryside
- Storm porch leading to a welcoming reception hall with a feature oak staircase
- Magnificent open plan living room with limestone flooring throughout and comprising:
  - Spacious, triple aspect living room with two sets of bi-fold doors opening to the south-westerly facing gardens
  - Open plan to the bespoke, luxury, hand crafted kitchen (Harvey Jones): quartz tops and fitted appliances including a Smeg range cooker with induction hob and microwave. Integral Bosch dishwasher. Breakfast bar creating a subtle division between the kitchen and living room.
- Sitting room / occasional ground floor bedroom
- Utility room and ground floor WC
- Part galleried landing
- Master bedroom suite with pitched ceiling, four Velux windows and French doors with Juliet balcony enjoying the fine far-reaching views over the village and surrounding countryside beyond. Range of fitted cupboards and walk-in wardrobe. Beautifully appointed en suite shower room.
- Three further double bedrooms, all beautifully decorated and presented
- Well appointed family bathroom with free-standing bath and separate shower

## The garden, garage and parking

- Brick paved driveway providing parking for at least 3-4 cars. Gate to the rear garden.
- Detached double garage with extensive loft storage. We understand the garage has been built to the same structural standards as the house.
- Well enclosed garden and full width terrace enjoying a south westerly aspect. Well stocked borders.















### Tenure, services and material information

Freehold. Mains gas, drainage, electricity and water. Council Tax: F, Broadband: Fibre to the cabinet

### What 3 Words

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### Distances

Village shop & The Royal Oak – 0.5; Perranwell primary school – 0.7; Perranwell Station (branchline rail) – 0.8; Bissoe trail – 1.1; Truro – 5; Falmouth – 5; Cornwall airport – 24.8  
(All distances are approximate and in miles)

### Directions

Heading from Truro, proceed on the A39, passing through Playing Place and at the foot of the Devoran bypass, turn right at the roundabout. Follow the road and turn left at the crossroads. Proceed up the hill and into Perranwell Station, taking the first right. Follow this lane, over the railway bridge and around a sharp left-hand bend, for about ½ mile and turn right at the crossroads into Greenwith Hill. Proceed up Greenwith Hill for around 350 yards and turn right. Sky View is the first house on the right.



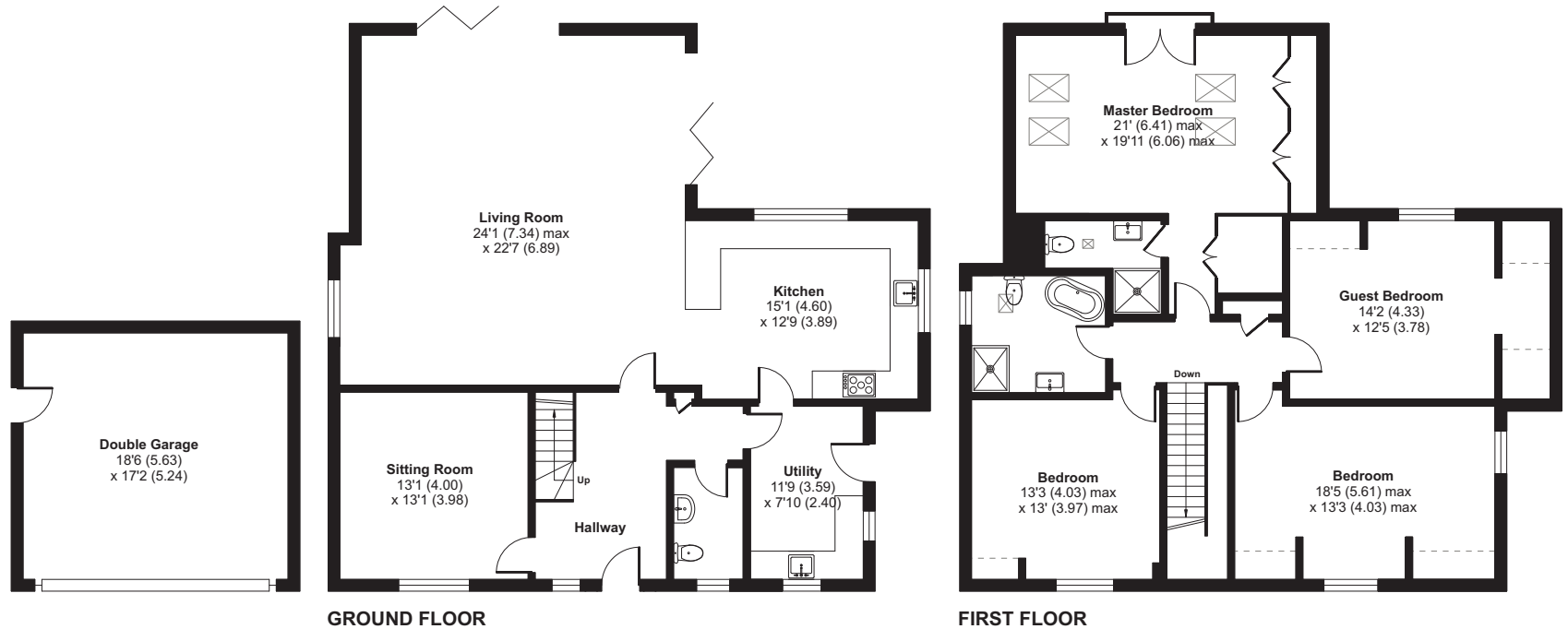
# Sky View, Greenwith Hill, Perranwell Station, Truro, TR3 7FQ



Denotes restricted head height

Main House = 2412 sq ft / 224.1 sq m  
 Total = 2790 sq ft / 259.2 sq m (includes garage)  
 Limited Use Area(s) = 60 sq ft / 5.6 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctecom 2025. Produced for Shore Partnership Limited. REF: 1237707

**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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## WHERE YOU LIVE MATTERS

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