



Penty Noweth

Perranwell Station





LOVE

Penty Noweth. St Piran's Hill, Perranwell Station, near Truro, TR3 7QA

Positioned in the centre of this highly regarded and well served village between Truro and Falmouth, this recently refurbished, extended and stylish village home is beautifully appointed internally with a professionally landscaped garden and highly versatile, detached studio/home office. Exceptional and best-in-class.

Distances

Perranwell Post Office & shop – 800 yards; Devoran – 2; Carnon Downs – 2.5; Trelissick Gardens (National Trust) – 5; Loe Beach (Feock) – 5.2; Truro – 6; Falmouth – 6; St Agnes – 10; Helford Passage – 9; Cornwall Airport (Newquay) – 25

(All distances are approximate and in miles)

The location

The delightful and well-served village of Perranwell Station is conveniently situated almost halfway between Truro and Falmouth, and within easy access of both the north and south coast beaches and facilities. Located on St Piran's Hill within the centre of this highly regarded and ever popular village by virtue of its wide range of amenities, which include its own primary school, public house, garage, church, post office and village shop, active village hall, football and cricket clubs, together with its own rail link to Truro and Falmouth.

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, arguably some of the best day-sailing waters in the UK. Both Falmouth and Truro are approximately six 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 25 miles away with a range of domestic and European flights.



The property

- Well-proportioned modern detached 4-bedroomed house
- Located in the centre of this well served village
- Constructed in 1994/95
- Recently extended and refurbished in 2018/19
- Attractive entrance porch with zinc roof
- Cloakroom/WC
- Inner hall
- Superb open-plan German kitchen with fitted NEFF appliances.
- Open through to dining room with vaulted ceiling and double doors to terracing and garden.
- Study /playroom



- Full depth sitting room with wood burner and French doors to the terrace and garden.
- Utility room
- Master bedroom with en suite shower room and range of fitted wardrobes.
- Two further double bedrooms, one with fitted wardrobes
- Single bedroom with built in wardrobes and integral vanity unit / desk
- Well-appointed family bathroom with separate bath and shower.

Garden and double garage / studio

- Professionally landscaped west-facing terracing and garden.
- Paved raised terrace with pizza oven, barbecue and timber bar
- Lower terrace with gazebo and lawn
- Well-enclosed with mature borders
- Gated brick paved parking area
- External power and tap
- Detached former double garage, converted to provide hugely versatile additional accommodation with shower room/WC – ideal as a home office, consulting room, studio, games room and/or gym. Subject to necessary consents this could also provide additional accommodation, income potential or space for a dependant relative.

Directions

From the A39, take Cove Hill into the village. At the crossroads at the top of the hill continue into St Piran's Hill and into the village. Penty Noweth is on the left, approximately 100 yards before the junction in the middle of the village.

What 3 Words ///elect.cats.goodnight

Tenure, services and broadband

Freehold. Council Tax E.

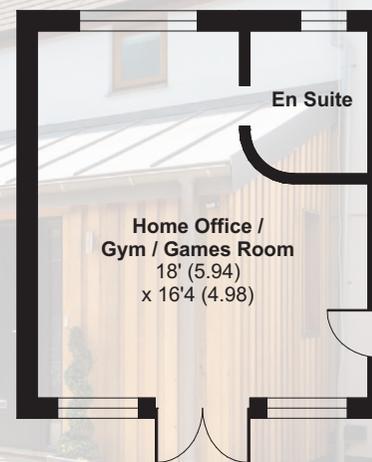
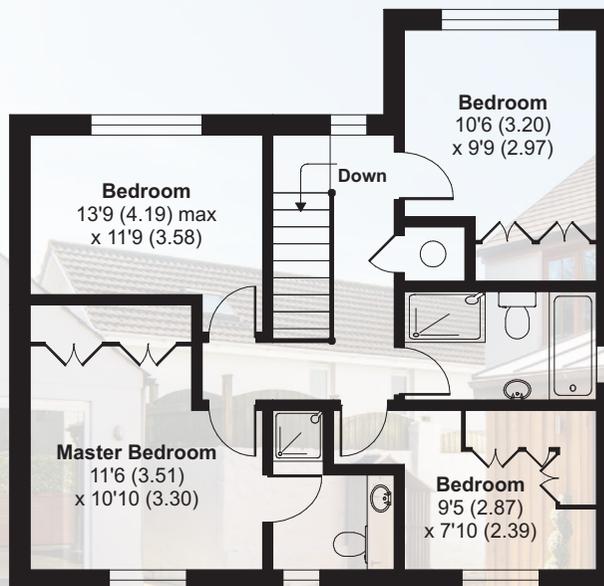
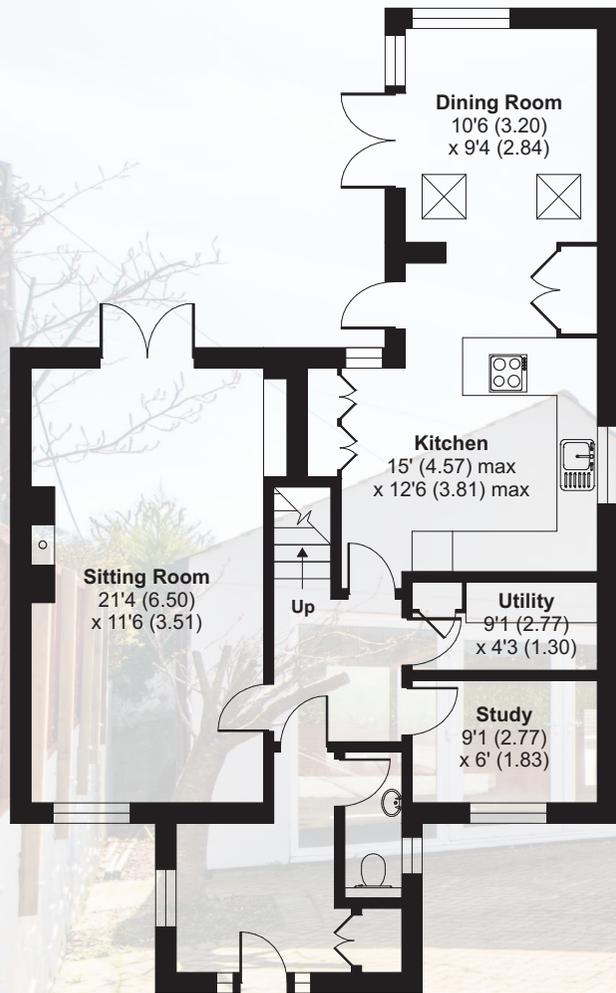
Mains electricity, water, drainage and gas. Gas central heating. Broadband: Superfast fibre is available.



Penty Noweth, St. Pirans Hill, Perranwell Station, Truro, TR3 7QA

Main House = 1494 sq ft / 138.7 sq m
 Total = 1788 sq ft / 166.1 sq m (includes gym)
 Gym = 294 sq ft / 27.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Shore Partnership Limited. REF: 954295

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 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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PROPERTY AGENTS

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