



Lower Trewedna Barn

Rural fringes of Perranwell Staion



Lower Trewedna Barn, Trewedna Lane, Perranwell Station, TR3 7PQ

Beautiful barn conversion enjoying fine countryside views, located on the rural fringe of this highly regarded and well-served village, providing 5/6 bedroomed accommodation set within superb gardens and terraces with triple garaging, ample parking, stabling and paddock.





The location

The delightful 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. Located on Trewedna Lane, a quiet rural lane on the south western fringe of this highly regarded village which is held in high regard by virtue of its wide range of amenities, including 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 their deep-water moorings just a short drive away, arguably some of the best day-sailing waters in the U.K. 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 providing a range of domestic and European flights.

Distances

Perranwell Post Office & shop – 0.7; Devoran – 2.5; Carnon Downs – 2.5; Treliassick Gardens (National Trust) – 5; Loe Beach (Feock) – 5.5; Falmouth – 6; Truro – 6.5; Helford Passage – 9.5; St Agnes – 10; Cornwall Airport (Newquay) – 26 (All distances are approximate and in miles)



The property

- Exceptional barn conversion
- Well-proportioned and flexible accommodation
- Fine countryside views
- Set back from the lane at the head of a private drive, enjoying a traffic free position
- Beautifully converted and meticulously maintained
- Charming and characterful
- Rural outskirts of village adjoining open countryside
- Full depth, light and spacious open plan kitchen /dining room with two sets of double doors to garden room
- Spacious first floor sitting room with balcony enjoying the fine countryside views
- Two 'master' bedrooms with en-suite shower rooms
- Three further bedrooms and study / bedroom six.
- Family bathroom
- Excess of 2,250sq ft of accommodation with an additional 1,000 sq ft of outbuildings and garaging
- Converted in 2005

The gardens

- Beautifully landscaped, west facing gardens, with circular terrace, perfect for outdoor dining and relaxation.
- Superb enclosed rear terrace with well-stocked borders leading off the garden room.
- Paddock with two stables
- Garden room / office
- Ample parking in addition to triple garaging with store
- Approx. 0.85 acres in total

Tenure, services and further information

Freehold. Mains water, gas and electricity. Gas fired central heating. Private drainage. Council Tax: E. Private solar panels installed in 2011 (25 year tariff currently generating £1750 per annum approx.) Broadband: Superfast (fibre) is available in the postcode. .



Shore recommendations

- Take a day trip to the seaside town of Falmouth on the train and explore Cornwall's maritime history
- Enjoy a meal with friends at The Royal Oak
- Discover many of the great gardens of Cornwall within easy access
- Cycle, run or walk beautiful country trails from your doorstep
- Enjoy arguably the country's best day-sailing waters of The Carrick Roads from nearby Mylor or Loe beach.
- Explore the local tidal creeks on a kayak or paddleboard

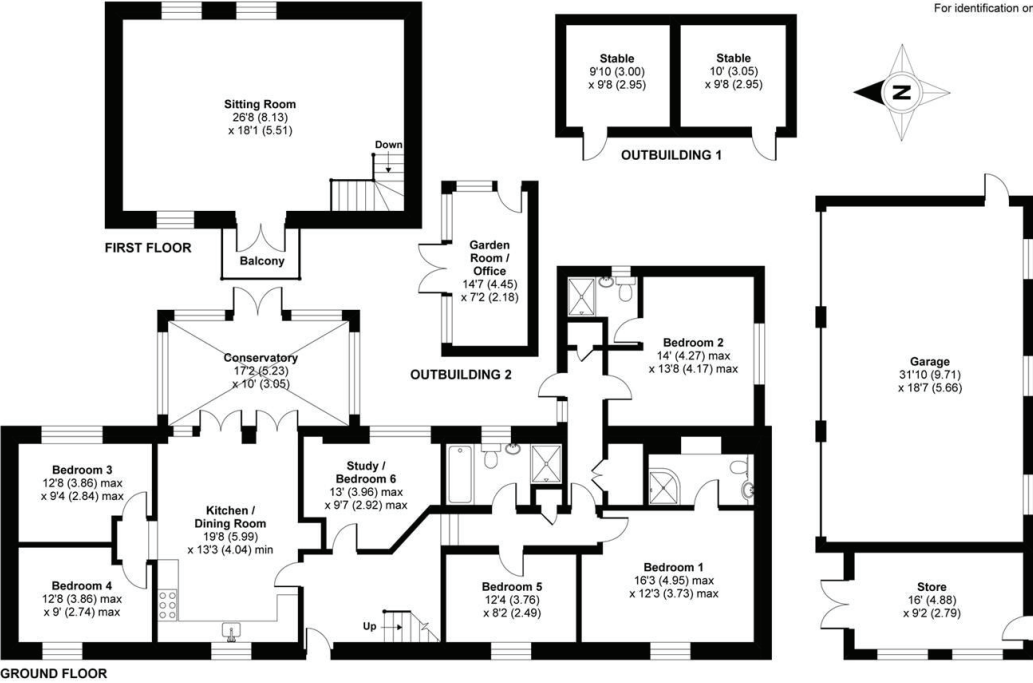
Directions

From Truro - follow A39 towards Falmouth and after approx. 5 miles, 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 straight across at the junction into Trewedna Lane. Continue along Trewedna Lane for approx. 500 yards, passing the gateway 40mph signs and the driveway for Lower Trewedna Barns is the fourth on the left. Continue up the drive and Lower Trewedna Barn is at the end.

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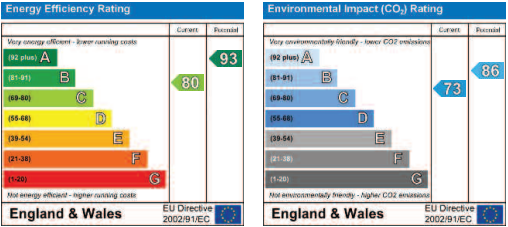
Approximate Area = 2276 sq ft / 211.4 sq m
Outbuildings & Garage = 1063 sq ft / 98.7 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Shore Partnership Limited. REF: 610923



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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