

Tregrowan



Greenwith Hill, Perranwell Station, TR3 7ND *Guide £745,000*

An individual, brand new detached 4/5 bed roomed contemporary house, enjoying an elevated position on the northern outskirts of this well-served and highly regarded village between Truro and Falmouth.



SHORE
PARTNERSHIP

Distances

Village shop & Post Office – 0.5; Carnon Downs – 1.5; Treliassick Gardens (National Trust) – 4.5; Loe Beach (Feock) – 5; Truro – 5.5; Falmouth – 5.5; Mylor yacht harbour – 6; St Agnes (North Coast) – 9; Cornwall Airport (Newquay) – 25

(All distances are approximate and in miles)

The Location

Positioned on the rural outskirts of the village, which is considered to be one of the very best within this part of Cornwall by virtue of its convenient position for both Truro and Falmouth, and the excellent range of amenities, which include a post office/shop, church, highly regarded primary school, public house, cricket and football clubs as well as an active, modern village hall, regular bus and rail services

Many beautiful walks and trails are literally on your doorstep, the area is also very well placed for the creeks of the Fal Estuary and Mylor Yacht Harbour with its deep-water moorings just a short drive away. The rugged north coast and many surfing beaches are easily accessed and both Falmouth and Truro are approximately five miles away providing an extensive range of facilities including private and public 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

- Individual detached new house
- Beautifully proportioned and designed
- Ready for occupation in late July
- All principal rooms and gardens south facing
- Large kitchen / dining room with fitted NEFF appliances, solid oak worktops and bi-fold doors opening to the south facing sun terrace and garden
- Separate sitting room
- Study/bedroom 5
- Utility room
- Master en suite enjoying the far reaching countryside views
- Three further double bedrooms
- Family bathroom with separate walk-in shower
- Attractive development of only five individual detached houses – Only one house on the market!
- Excess 2200 sq ft
- 10 year Warranty

The Exterior

- South facing, enclosed rear garden
- Full width sun terrace with access from sitting room and family kitchen / dining room
- Double garaging under pitched slate roof
- Driveway parking

Shore recommendations

- Take a stroll into the village and enjoy home cooked food at The Royal Oak.
- Explore miles of footpaths literally on your doorstep.
- Take the train to the seaside town of Falmouth, considered to be one of the best coastal towns in the UK.
- Cycle, run or walk the Bissoe Trail from Devoran to Portreath.
- Whether you are an absolute beginner through to salty seadog, enjoy the stunning sailing waters The Carrick Roads has to offer.
- Have lunch on the pontoon at one of Cornwall's most picturesque pubs, the Pandora Inn.
- Take a picnic and explore some of the local tidal creeks in a kayak.

Tenure, services and general information

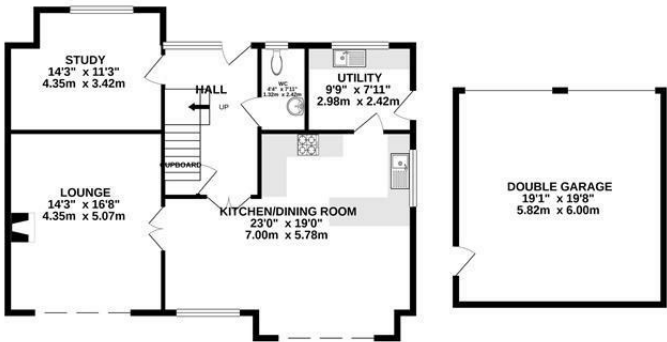
Freehold. Council Tax: T.B.C Mains electricity, water, drainage and gas central heating. Superfast Broadband is available in the postcode.

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.



GROUND FLOOR
1353 sq.ft. (125.7 sq.m.) approx.

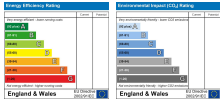


1ST FLOOR
913 sq.ft. (84.8 sq.m.) approx.



TOTAL FLOOR AREA : 2266 sq.ft. (210.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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