



Netherfield

Perranwell Station





Netherfield, Trewinnard Road Perranwell Station Truro, TR3 7QD

Enjoying a wonderful setting on the southern edge of one of Cornwall's best served and most highly regarded villages, a well-proportioned and spacious detached bungalow enjoying a southerly aspect with delightful gardens

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 Property

- Spacious and well-proportioned detached bungalow
- Southerly aspect adjoining open farmland
- Superb open-plan kitchen, dining and day room
- Sitting room with doors to sunny terrace and gardens
- All rooms providing views of the delightful gardens
- Three bedrooms, including master with dressing room and en suite shower room
- Three reception rooms enjoying the southerly aspect
- Well-presented throughout
- Much improved by current vendors
- Refurbished bath/shower rooms
- Countryside views
- Beautifully light accommodation in excess of 2,000 sq ft.



Gardens and grounds

- Mature and well-tended private gardens
- Well enclosed
- Summer house
- Backing onto open farmland
- Kitchen garden with fruit trees, including five apple trees, plum and soft fruit beds
- Beautifully stocked beds and flowering shrubs providing much colour
- Broad front garden with lawn and Cornish wall with an array of flowering shrubs
- Sun terrace
- Gated parking in addition to attached double garaging



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 and facilities. Located on Trewinnard Road, highly regarded within this 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 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 24 miles away with a range of domestic and European flights.

Directions

From the A39, take Cove Hill into the village. At the crossroads (opposite the cricket club), turn left and Netherfield is the fourth property on the left hand side

Tenure, services and broadband
Freehold. Council Tax E.

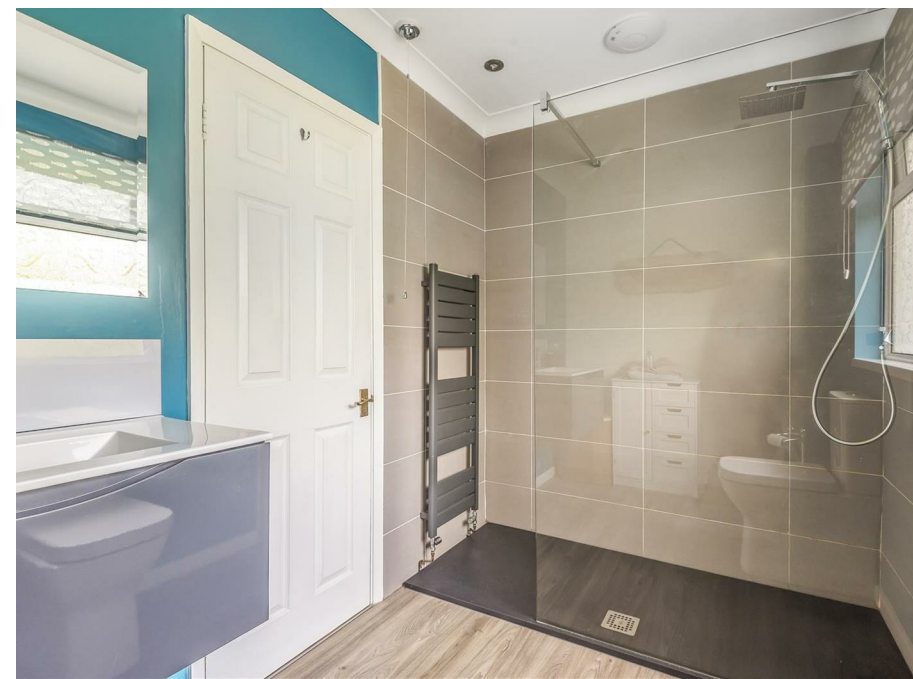
Mains electricity, water and gas. Gas central heating. Private drainage. Superfast Broadband is available in the postcode.

Shore recommendations

- Take a stroll into the village and enjoy home cooked food at The Royal Oak.
- Enjoy beautiful country walks from your doorstep, miles of bridleways and footpaths to explore
- 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.
- Experience a hearty breakfast at Loe Beach café and walk along its dog friendly beach.
- 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.

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.

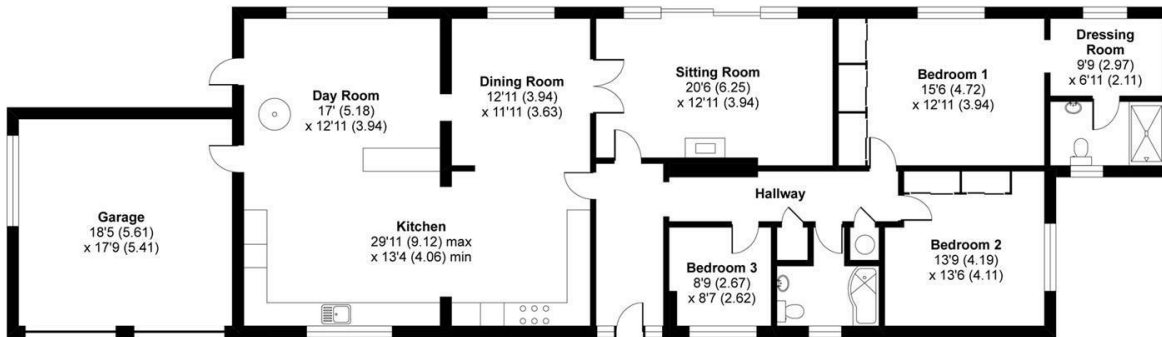




Netherfield, Trewinnard Road, Perranwell Station, Truro, TR3 7QD

Approximate Area = 2316 sq ft / 215.1 sq m (includes garage)
Approximate Area = 1963 sq ft / 182.3 sq m (excludes garage)

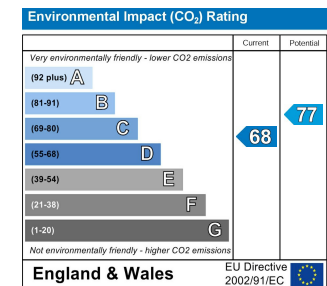
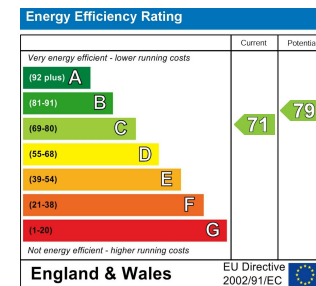
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Shore Partnership Limited. REF: 604038



IMPORTANT NOTICE Shore Partnership, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Shore Partnership has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.