



# Wagtails

Bissoe





## Wagtails, Bissoe Hill, Bissoe, Truro, TR4 8SX

A stunning, individual and brand new contemporary family home, completed in 2021, beautifully designed and finished to exacting standards enjoying a rural position, yet within moments of the highly popular village of Perranwell Station.

### Distances

Bissoe Trail - 500 yards; Perranwell Station - 1; Cusgarne Organic Farm Shop - 1.5; Carnon Downs - 2; Trelissick Gardens (National Trust) - 4.5; Loe Beach Watersports (Feock) - 4.8; Truro - 5; Mylor Yacht Harbour - 7; Falmouth - 7.5; St Agnes - 8; Cornwall Airport (Newquay) - 24

(All distances are approximate and in miles)

### The property

- Stunning contemporary family home completed in 2021
- Beautifully designed and thoughtfully arranged accommodation
- Superbly proportioned and spacious - in excess of 2,400 sq ft
- Timber frame with block outer skin and Cedar cladding. Natural slate roof
- Storm porch and welcoming entrance hall
- Full depth open plan kitchen / dining room featuring two sets of bi-fold doors opening out to the terrace and gardens
- Triple aspect, well-appointed kitchen designed by Future Kitchens of Cornwall with integral AEG appliances (double oven, induction hob, extractor, dishwasher), island with Kashmir gold granite top. Solid wood work tops with Shard Duo 1.5 bowl sink.
- Separate utility room with access to rear path and garden
- Double aspect sitting room with Charnwood C5 woodburner
- Ground floor double bedroom / study
- Ground floor shower room
- Spacious double aspect master bedroom with en suite bathroom including Mode walk-in shower
- Three further double bedrooms
- Family bathroom including Moods Belmont freestanding bath and Mode shower







### The garden and parking

- Landscaped lawned gardens
- Granite paved terrace with access to family kitchen / dining room
- Garage with electric door
- Driveway parking and turning

### The location

Wagtails is positioned within the rural hamlet of Bissoe, on the outskirts of the sought-after village of Perranwell Station, widely considered to be one of the 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 and modern village hall, regular bus and branchline rail service.

Many walks and trails are literally on your doorstep, not to mention the Bissoe Trail – a coast to coast trail linking nearby Devoran to Portreath on the north coast. The area is also well placed for the creeks of the River Fal and Mylor Yacht Harbour with its deep-water moorings just a short drive away. The nearby village of Carnon Downs provides an excellent local shop/post office, butchers, dentists and doctors surgery.

The rugged north coast and surfing beaches are easily accessed from the property, and both Falmouth and Truro are within short drives providing an extensive range of facilities including both private and public schooling and colleges, hospitals, the National Maritime Museum, Hall for Cornwall and mainline railway connection to London Paddington. Cornwall Airport (Newquay) is just 24 miles away with a range of domestic and international flights on offer throughout the year.

Wagtails enjoys a peaceful rural setting combined with a highly convenient position between the coasts; the perfect gateway to many of the best aspects of south Cornwall.

### Tenure, services and general information

Freehold. Mains water and electricity. Air Source heat pump running the heating (underfloor downstairs, radiators upstairs) and hot water. Sewage treatment system. Broadband: Superfast fibre available in postcode. Council Tax: TBC

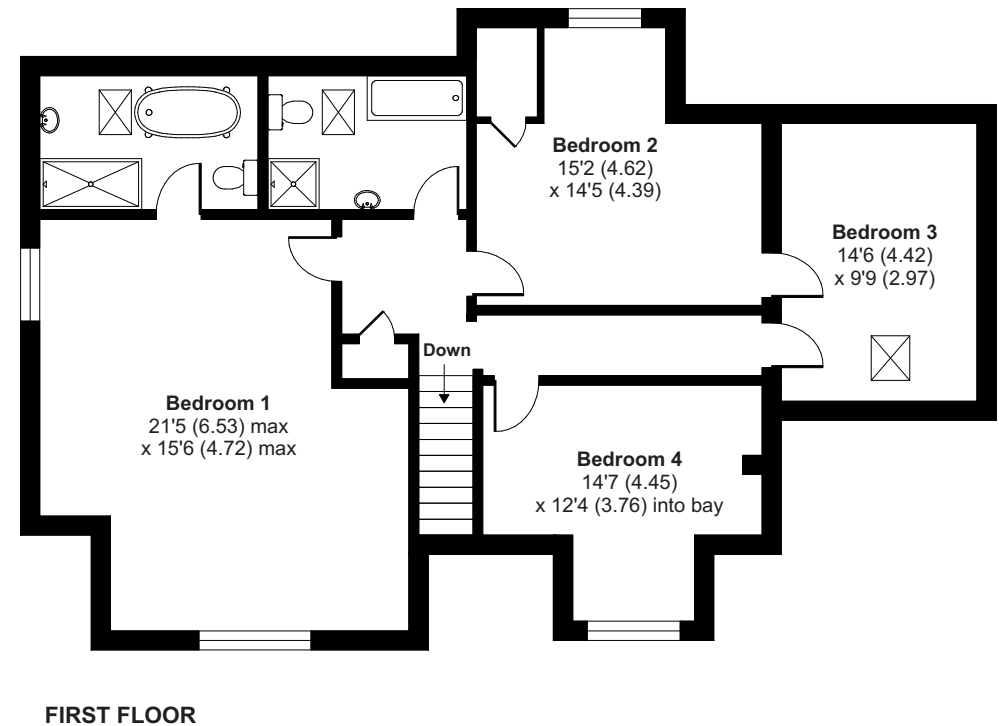
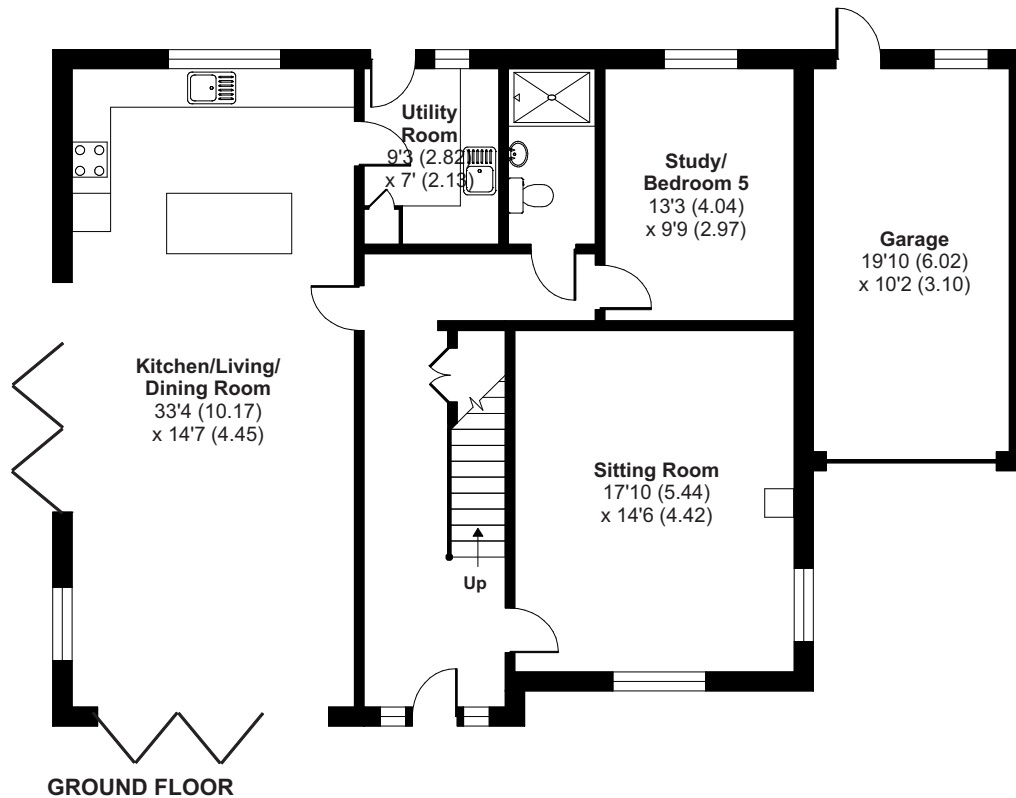




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Main House = 2418 sq ft / 224.6 sq m  
Total = 2621 sq ft / 243.4 sq m (includes garage)

For identification only - Not to scale



**Certified  
Property  
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021.  
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**FIXTURE AND 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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