



Jenkins House

Bissoe







Set within 1.5 acres of level gardens, this exceptional detached residence has been thoughtfully extended and lovingly maintained. Enjoying a tranquil, rural location and surrounded by rolling Cornish countryside, this individual home is just a mile from the centre of the highly sought-after village of Perranwell Station and provides an ideal setting for family life, entertaining and embracing the relaxed pace of country living.



Jenkins House, Hicks Mill, Bissoe, Truro, TR4 8RD

The Location

Jenkins House is situated in the peaceful hamlet of Hicks Mill, on the outskirts of Perranwell Station, one of the most desirable villages in central and south Cornwall. Its position offers excellent access to both the north and south coasts, as well as the main A30, making travel west toward St Ives and Penzance, east or out of the county both quick and convenient. This location is ideal for those seeking a balance of rural tranquillity and connectivity.

Perranwell Station is renowned for its strategic location between Truro and Falmouth, both approximately five miles away. It also offers easy access to the day-sailing waters of the Fal Estuary and the wider attractions of central Cornwall. The village itself boasts a vibrant community and a range of amenities including: the highly regarded Royal Oak pub, community village shop, community hall, day nursery, primary school, garage, and regular bus and rail services, connecting to Truro in one direction and Penryn and Falmouth in the other.

Nearby Truro provides comprehensive health and educational facilities, the cathedral, and the Hall for Cornwall, a national-class theatre venue. Falmouth, with its rich maritime heritage, offers exceptional sailing, sandy beaches, subtropical gardens, and a lively mix of restaurants and quayside bars.

Jenkins House is perfectly placed to enjoy all of these amenities and attractions, while also benefiting from an extensive network of countryside walks right on the doorstep.



The Property

- Detached and individual country residence
- Built in the late 1990s and subsequently substantially extended by the current owners
- Set within just over 1.5 acres of beautifully landscaped gardens and paddock
- Peaceful rural location on the edge of Perranwell Station / Bissoe
- All rooms enjoy picturesque views over the gardens
- Welcoming reception hallway with fitted coats cupboard and garden views
- Spacious double aspect living room with inset Di Lusso woodburner and French doors to the garden
- Double aspect kitchen/dining room including a central island with integrated sink and hob. Solid wood worktops and integrated appliances. Utility / plant room.
- Separate dining room and versatile double aspect snug/office/playroom
- Ground floor WC
- Master bedroom suite: double aspect bedroom, well-appointed bathroom and adjacent dressing room (potential fifth bedroom) with extensive fitted wardrobes
- Three further double bedrooms and shower room





Gardens, garaging and grounds

- Long private driveway leading to a spacious gravelled parking and turning area
- Extensively landscaped and lawned gardens, beautifully stocked with mature planting
- Enclosed paddock, ideal for small-scale equestrian use, kitchen gardens or sports / games
- Triple garage
- Separate single garage providing additional storage / workshop space
- Versatile outbuilding incorporating a gym/games room and separate storage rooms including a shower room
- Summerhouse / store and greenhouse, perfect for gardening enthusiasts

Distances:

Bissoe trail – 0.6; Perranwell village shop & The Royal Oak – 1;
Cusgarne organic farm & shop – 1; Perranwell primary school – 1.2;
Perranwell Station (branchline rail) – 1.3; Truro – 4.8; Falmouth – 5.3;
St Agnes – 8; Cornwall airport – 24.9

(All distances are approximate and in miles)

Tenure, services and material information

Freehold. Mains water and electricity. Private drainage. Oil fired central heating.
Council Tax: band F

Broadband: Fibre to cabinet (source: www.openreach.com/broadband-network/fibre-availability)

What3Words

/// ecologist.pulp.nursery

Directions

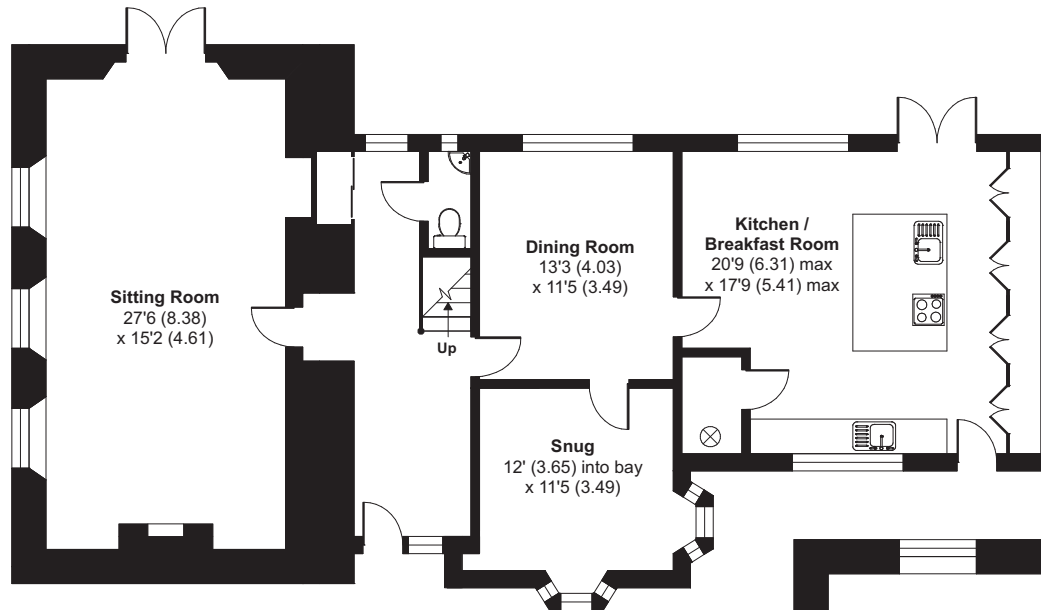
Heading from Truro, proceed on the A39, passing through Playing Place and at the foot of the Devoran bypass, turn right at the roundabout. Follow the road and turn left at the crossroads. Proceed up the hill and into Perranwell Station, taking the first right. Follow this lane, over the railway bridge and around a sharp left-hand bend, for about ½ mile and turn right at the crossroads into Greenwith Hill. Proceed up Greenwith Hill for around 1.1 miles and the drive to Jenkins House is on the left.



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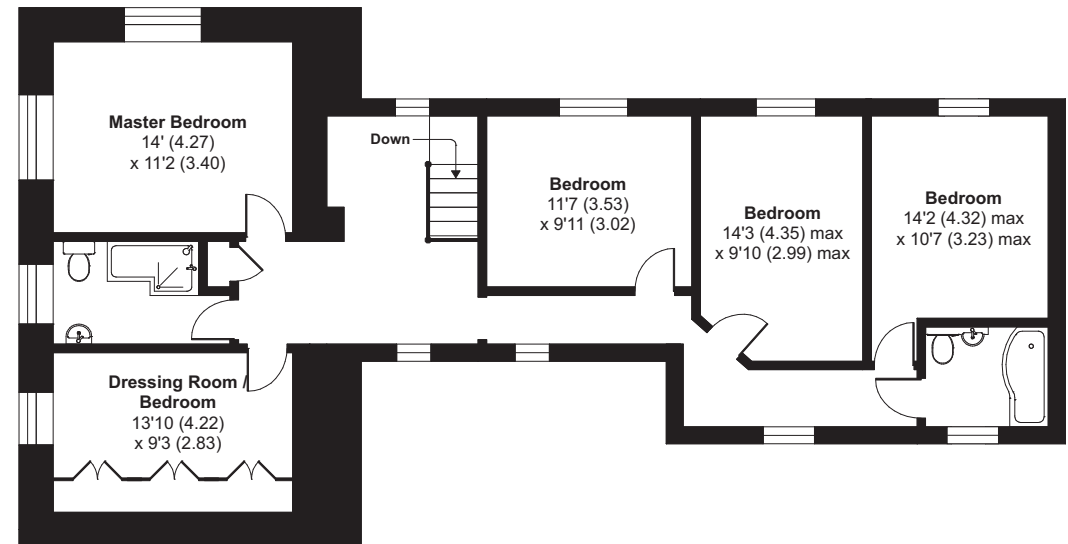
Main House = 2382 sq ft / 221.3 sq m
Total = 4115 sq ft / 382.3 sq m (includes garage & outbuildings)

For identification only - Not to scale



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Shore Partnership Limited. REF: 1353385

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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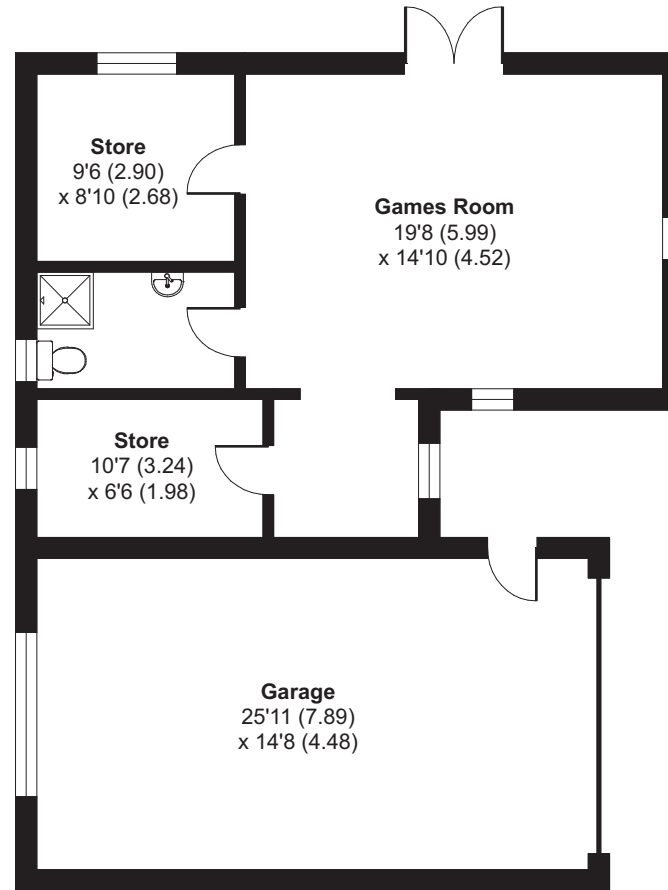
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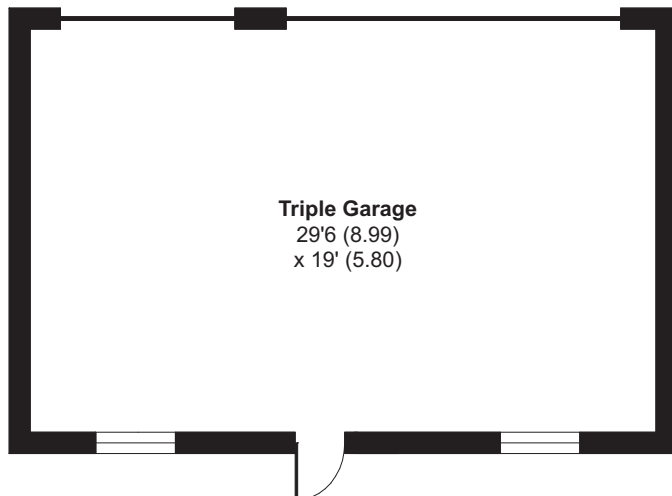
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Outbuildings = 1733 sq ft / 161 sq m (includes garage)

For identification only - Not to scale



OUTBUILDINGS



Triple Garage
29'6 (8.99)
x 19' (5.80)







Tim May
Director



Ben Davies
Director

WHERE YOU LIVE MATTERS

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