



Rose Cottage

Perranwell Station









Rose Cottage, Trewedna Lane, Perranwell Station, Truro TR3 7PG

Occupying a traffic-free and discreet position on the edge of Perranwell Station, this immaculately presented detached family home has been beautifully refurbished to provide stylish four-bedroom living, complemented by generous, adaptable spaces for family life. Set within private, level gardens with far-reaching countryside views, it combines the ease of village living with a distinctly rural feel and is offered with no onward chain.

Distances

Perranwell Post Office & shop – 0.5; Devoran – 2; Carnon Downs – 2; Falmouth – 4.5; Trelissick Gardens (National Trust) – 5; Loe Beach (Feock) – 9.2; Truro – 5.5; Helford Passage – 9.1; St Agnes – 10; Cornwall Airport (Newquay) – 25.2

(All distances are approximate and in miles)

The Location

Rose Cottage is situated in a traffic-free position on the south-western fringe of Perranwell Station, just off Trewedna Lane. A wonderful location for families, with private pedestrian access from the garden onto Chyvogue Lane, providing immediate access to miles of country paths and walks, as well as an easy route to the playing fields, primary school and into the village.

Perranwell Station is one of the area's most popular and well-served villages, with an excellent range of amenities including a highly regarded primary school, nursery group, active village hall, village shop, garage, hair salon and the popular Royal Oak pub. Regular bus and rail services provide convenient connections to

both Truro and Falmouth, making the village particularly well placed for families, commuters and those seeking easy access to the coast and countryside.

The surrounding area is especially appealing for outdoor pursuits, with beautiful countryside walks nearby and the sailing waters of the Carrick Roads and Fal Estuary within easy reach. Mylor Yacht Harbour and Restronguet Sailing Club are both close by, offering superb facilities for sailing and water-based activities, while the nearby south Cornish coastline provides access to some of the county's most attractive creeks, beaches and coastal paths.

Both Falmouth and Truro are situated within six miles, 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 with a range of domestic and European flights.

The Property

- Detached family home, constructed approximately 20 years ago
- Extensively refurbished and remodelled in 2022
- Quiet and discreet position on the edge of the village
- Solar panels
- Entrance porch with bespoke timber shoe rack, bench and storage unit
- Welcoming reception hall
- Double aspect sitting room with contemporary Scan wood burner and French doors to the south-facing conservatory
- Superb open-plan double aspect kitchen / dining room comprising:
 - Stylish kitchen with large central island incorporating storage, breakfast bar and wine fridge. Quartz tops / upstands and integrated appliances including full-height larder fridge, separate freezer, Miele dishwasher and Smeg range cooker with extractor
 - Dining / living area with sliding doors to the garden
- Triple aspect conservatory
- Versatile double aspect study / ground floor bedroom
- Utility room with garden access and WC

- Galleried landing
- Principal bedroom enjoying far-reaching countryside views. Fitted wardrobes and a walk-in cupboard, formerly an en suite and now used as a study.
- Three further double bedrooms
- Well-appointed shower room and separate family bathroom

The Gardensand Parking

- Located at the head of a private drive off Trewedna Lane, shared with just two other properties
- Private driveway parking for several cars
- Level gardens to the front, side and rear
- Sitting-out terrace and barbecue area
- Gated pedestrian access to Chyvogue Lane, leading to the playing fields, miles of off-road walks, primary school and the village
- Store with garage door accessed from the drive, formerly the garage and now reduced in depth following conversion of the rear section to create the utility room and WC

Tenure, services and material information

Freehold. Mains water, drainage, gas and electricity. Gas fired central heating (New boiler fitted May 2025). Under floor heating in kitchen / dining room. Solar panels with Feed In Tarriff (details available on request).

Council Tax: band F

Broadband: FTP (source:

<https://www.openreach.com/broadband-network/fibre-availability>)

What3Words

/// visit.cheerily.lampost

Directions

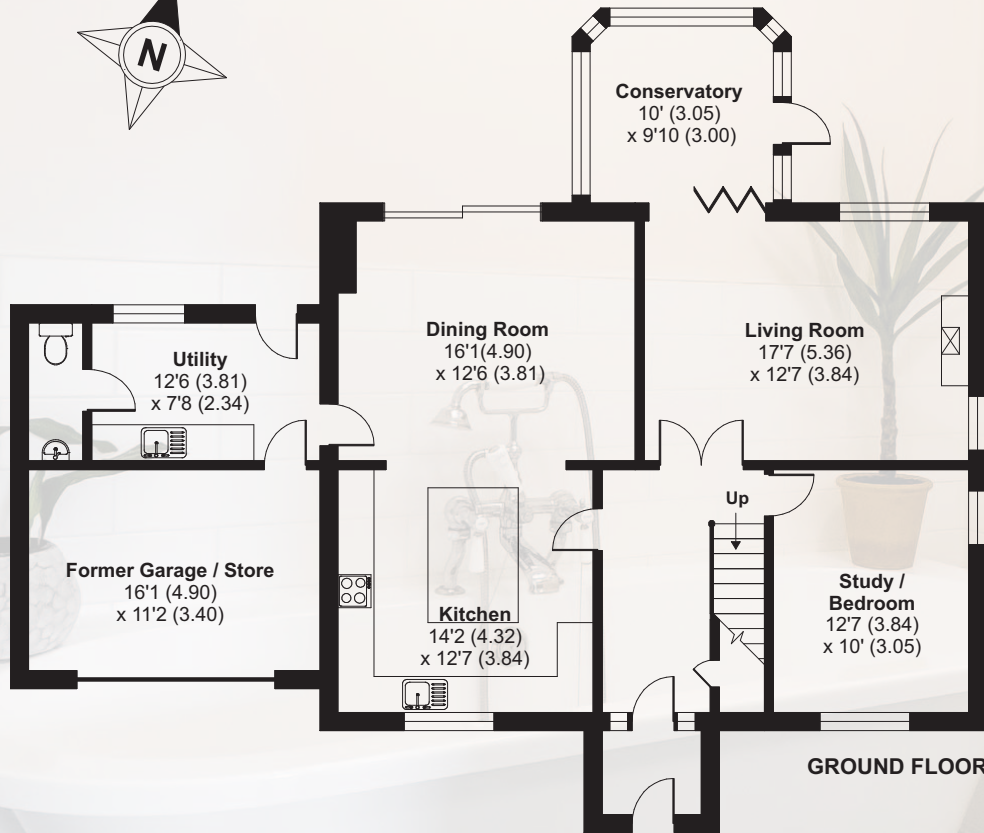
From Truro - follow A39 towards Falmouth and after approx. 5 miles, after The Norway Inn, turn right into Cove Hill. Proceed up Cove Hill and at the crossroads turn left into Trewinnard Road. Proceed to the end of Trewinnard Road and straight across at the junction into Trewedna Lane. After 100 yards turn right into a private drive and Rose Cottage is at the end of the drive.



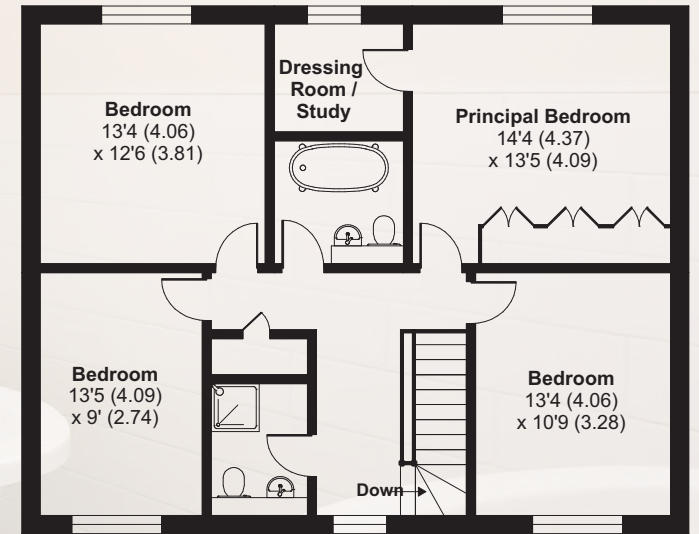
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Main House = 2181 sq ft / 202.6 sq m
 Total = 2361 sq ft / 219.3 sq m (includes Store)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Shore Partnership Limited. REF: 1472929

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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