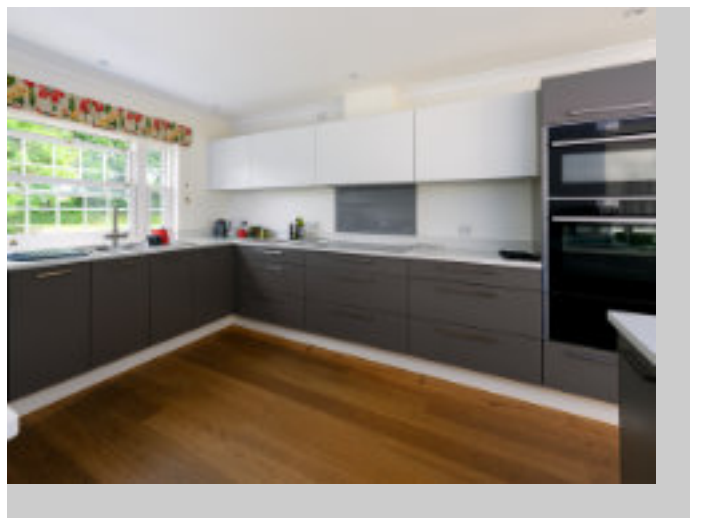




Thornbury



Thornbury
Trewinnard Road
Perranwell Station
Truro
Cornwall
TR3 7QD

6 Bedrooms
3 Reception Rooms
5 Bathrooms
300 Sq. Metres

Guide Price £1.100,000



The Property

Rarely available in this location - home with annexe, south facing gardens with lovely rural views, immaculately presented in one of the finest villages between Truro and Falmouth.

Set in almost 1/3rd acre, this superb property offers an annexe, good room sizes, a modern kitchen, and a stunning garden with fabulous uninterrupted rural views.

There is an easy to maintain lawned garden to the front of the property, with established shrubs and trees along the Cornish hedge boundary providing privacy.

Entering the home leads you into a light and airy hallway with oak flooring, in fact the whole feeling of this property is one of light and space and has a relaxed welcoming vibe and flexible flow to its layout. There is a useful studio/office with a large window overlooking the front garden. The kitchen has a light and contemporary feel, very well designed, and fitted with German Nolte units above and below the quartz worktop. There are built-in Neff ovens and a warming drawer and full-sized refrigerator, a Miele induction hob with glass splashback and built in dishwasher. The kitchen flows into the open plan dining area with double doors leading onto the lovely south facing garden, ideal for entertaining.

To the left of the dining room there is a spacious utility room with ample storage, an integrated Neff freezer, and space and plumbing for a washing machine and tumble dryer. From the Utility room a lockable door gives access to the annexe.

To the opposite side of the house is a light filled lovely spacious sitting room with two large picture windows overlooking the garden. There is a featured, contemporary log burner effect gas fire.

Upstairs there are five double bedrooms, four of which offer built in wardrobes and three have en-suite shower rooms in addition to the family bathroom and ground floor cloakroom.

The useful annexe has an open plan sitting room/dining room with windows to the front and back gardens and a well fitted kitchen. From the sitting room to the left a door leads into a good size double bedroom and an en-suite bathroom.

GARDENS

The gardens have a good amount of privacy and are filled with lovely plants, fruit trees, many carefully nurtured by the current owners, and lawned areas. The views from the garden overlook pasture fields and trees (currently used for crops by a local farmer).

The garden is charming and relaxing and has been very well laid out and an area has currently been partially screened and can easily be sectioned off further to create a completely private space for the annexe area if required.

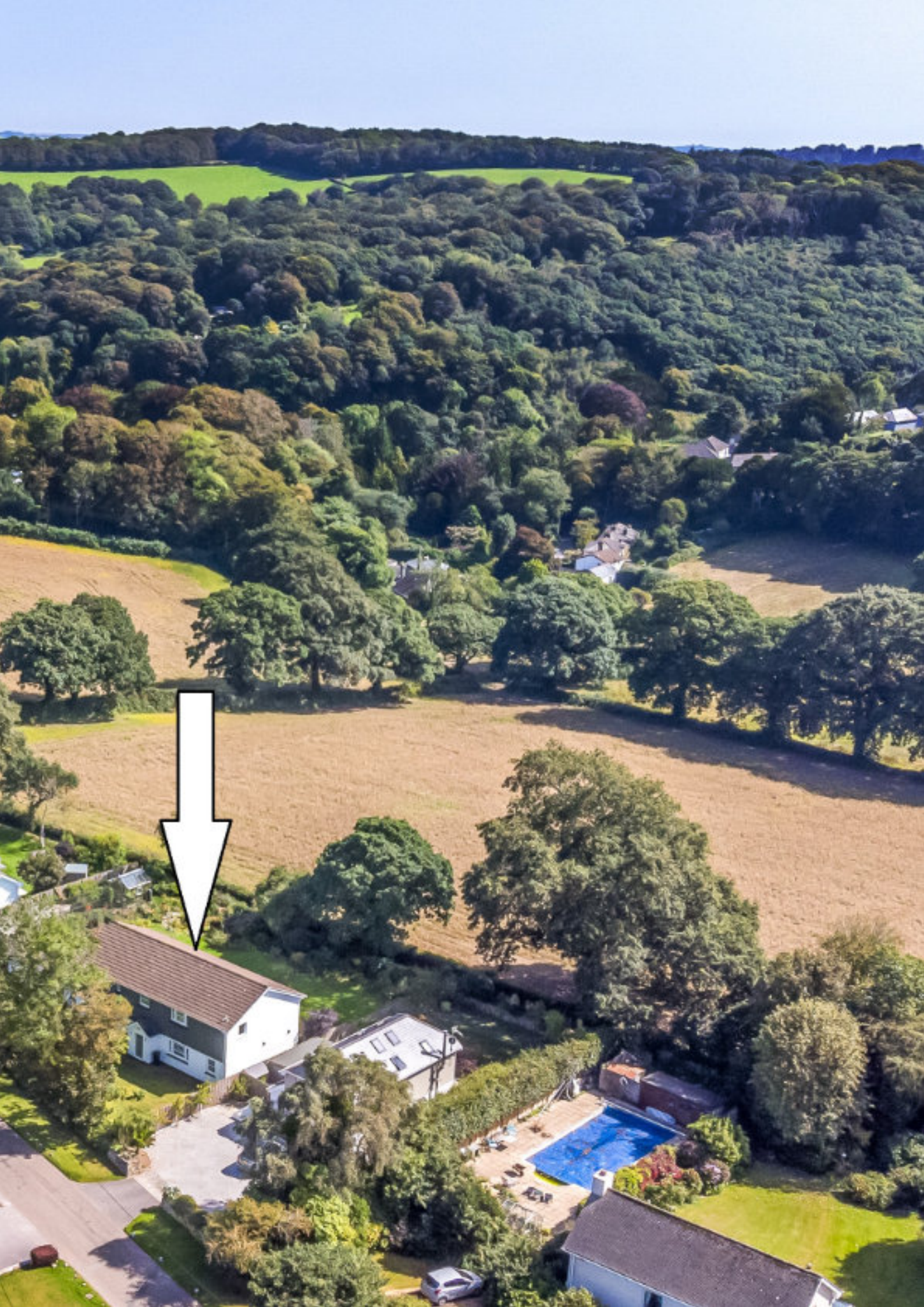
There is a ramp leading up to the rear access for the annexe and there are some steps from the patio area onto the garden. There is a delightful greenhouse with air vent windows, planting areas for fruits and vegetables with protective screens (from hungry birds), potting up areas, purpose built wooden composting beds and a "hot bin composter". There is a large wooden workshop/outbuilding with light and power and wall mounted external lights to the rear of the property.

There is a gate from the rear garden leading onto the front drive for the separate access for the annexe.

This family home has a wonderful feeling when you first walk through the front door, it flows well and feels light and welcoming. The layout could easily be adapted to suit large or smaller family needs.











Surrounding Area

Thornbury is set in the charming Cornish village of Perranwell. It has a post office, primary school and friendly pub. It nestles in an equidistant position between Truro and Falmouth and offers easy access to the North and South coasts. It has the benefit of a maritime rail link between Truro and Falmouth docks and is also served by a bus route.

Perranwell is a thriving community with amenities suitable for all age groups.

The nearby villages of Devoran and Feock offer wonderful walks and water access for boat and water sports enthusiasts. The Bissoe Trail is within easy reach and offers cycling, walking and horse-riding routes and the Kennal Vale at Ponsanooth gives a glimpse of the history of the old gunpower works. There is a popular garden centre at nearby Carnon Downs, and the nearby village of Mylor Bridge offers a range of facilities including a doctor's surgery, post office, general store, newsagent and pub.

The Fal estuary and Carrick Roads are within easy reach and provide superb sailing waters.

Truro is the administrative and cultural centre of Cornwall and offers a choice of primary and secondary schools, daily facilities including banks, building societies, shops, public houses, and mainline railway station.

Falmouth has the deepest natural harbour in Western Europe and is a major maritime and tourist centre.



Thornbury Trewinnard Road, Perranwell Station, Truro, TR3

Approximate Area = 3015 sq ft / 280 sq m

Shed = 215 sq ft / 20 sq m

Total = 3230 sq ft / 300 sq m

For identification only - Not to scale



FIRST FLOOR

GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential) - October 2023.
Produced by Humberts, Ref: 1127122

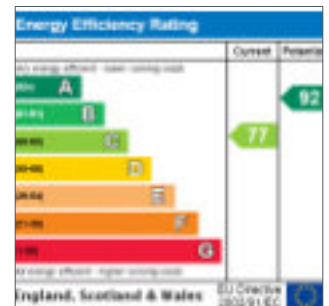
Additional Information

Services: Gas central heating with mains water and drainage.

Council Tax: Band G

Tenure: Freehold

Local Authority: Cornwall Council



IMPORTANT NOTICE:

Humberts and their clients give notice that: Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers / lessees should satisfy themselves as to the correctness of information given.

Phone :+44 1872 278288

Email : truro@humberts.com

www.humberts.com

67 Lemon Street

Truro

TR1 2NS

