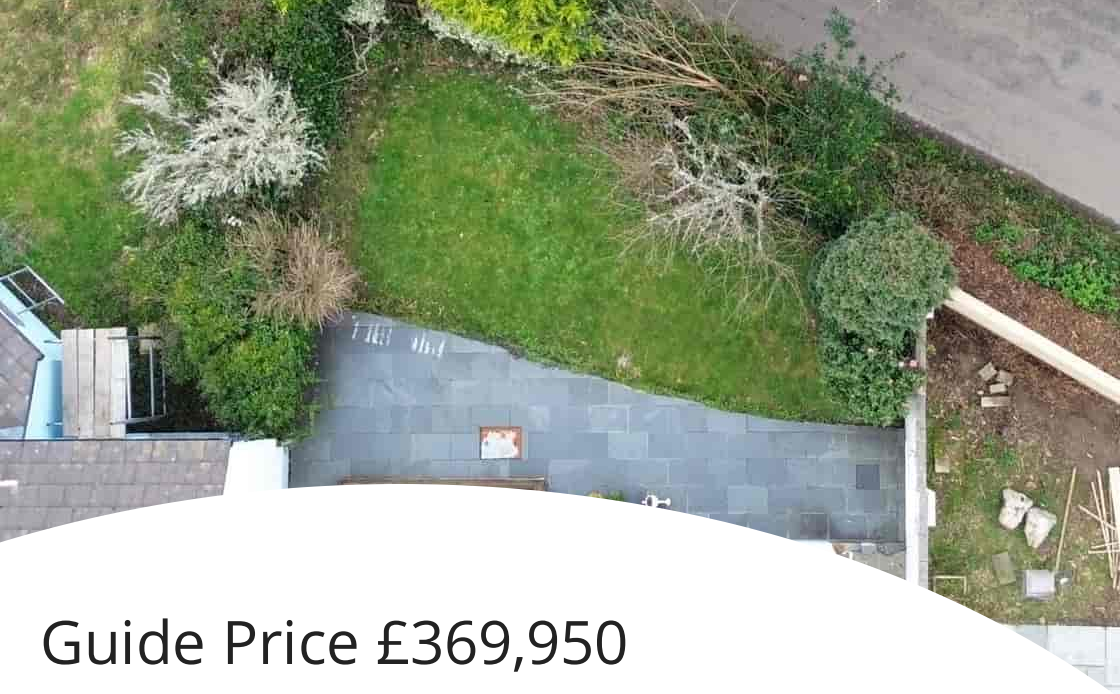




2 Pine Court, Perranwell Station,
Truro, Cornwall. TR3 7RH

Lewis Haughton



Guide Price £369,950

Freehold

We are delighted to present this rare opportunity to acquire a modern three-bedroom semi-detached home, ideally situated in the heart of the highly sought-after village of Perranwell Station. Tucked away in a peaceful setting while offering easy access to the village, this modern property boasts both charm and convenience.

Upon arrival, the home impresses with its attractive exterior, off-road parking, and additional visitor parking. Stepping inside, you are welcomed by a bright and contemporary hallway, complete with a convenient cloakroom WC and a spacious storage cupboard. The generously sized dual aspect living room features a charming open fireplace and broad sliding patio doors, and seamlessly flows into a dining area and modern integrated kitchen — perfect for both everyday living and entertaining. A separate, well-proportioned utility room offers additional functionality and provides access to both the side of the property and round to the the garage.

Upstairs, the home offers two spacious double bedrooms, a comfortable single bedroom, and a good sized family bathroom.

The private, south-facing garden is a true highlight, offering a tranquil retreat with a stunning slate patio—ideal for summer BBQs and making the most of the sunshine. The enclosed garden ensures privacy and a peaceful setting and is complemented by an area of lawn, two apple trees and ornamental roses.





LOCATION

Perranwell Station is a thriving village conveniently located approximately five miles from both the cathedral city of Truro and the coastal town of Falmouth. The village offers a superb range of amenities, including a well-stocked shop with a post office, the renowned Royal Oak pub, a village hall, a primary school, and local cricket and football clubs. For those with a passion for water sports, Mylor is within easy reach. A key attraction of Perranwell Station is its direct rail link to Truro, Falmouth, and Penryn.

GROUND FLOOR

Obscure glazed front door with panel to side leads to: Entrance hall radiator, deep cloak cupboard, laminate flooring,

Cloakroom WC double glazed window to side, radiator, tiled flooring, recessed ceiling lighting, door to Living room, 6.1m x 3.6m dual aspect room, light and airy with beamed ceiling, laminate flooring, large sliding patio doors to front leading to front terrace and gardens, attractive stone fireplace and slate hearth with open fire grate and painted wood mantle shelf, radiator.

Kitchen (irregular shape) 4m x 3.6m (max) with smooth ceilings and recessed downlights, quarry tiled floor, attractive ivory coloured shaker style kitchen with wood worksurfaces, one and a half bowl stainless steel sink, complementary ceramic tiling, and two windows to front with far reaching views, space and plumbing for dishwasher, space for slot-in cooker, radiator.

Utility room 2.3m x 1.87m obscure glazed uPVC door with window to side leading to outside, quarry tiled floor, space and plumbing for washing machine, Worcester gas boiler serving domestic hot water and central heating, extractor fan, coat hooks and shelving.

FIRST FLOOR

Galleried landing, recessed lighting, radiator, doors lead to: Bedroom one 3.82m x 2.6m two double glazed windows to rear, part canopy ceiling, radiator

Bedroom two 3.42m x 3.34m lovely far reaching views to the village and across the valley to farmland, radiator, loft access hatch.

Bedroom three 3.4m x 1.87m window to front with rural views, loft access hatch, radiator.

Bathroom 2.34m x 2.23m narrowing to 1.67m obscure glazed window to front, matching white suite comprising pedestal wash hand basin, low level flush WC and corner

bath with Triton electric shower over, complementary ceramic tiling, radiator, vinyl flooring, airing cupboard with slatted shelves and radiator, electric heated towel rail.

OUTSIDE

South facing front garden comprises an area of lawn complimented by trees and shrubs and a sunny broad slate patio.

Garage. 5.84m x 2.85m with pitched roof, concrete floor, electricity, water and waste connected - perfect for washing machine plumbing. Personal door to side and up and over door to front. Gas meter. Electricity meter.

Boarded mezzanine storage boarded.

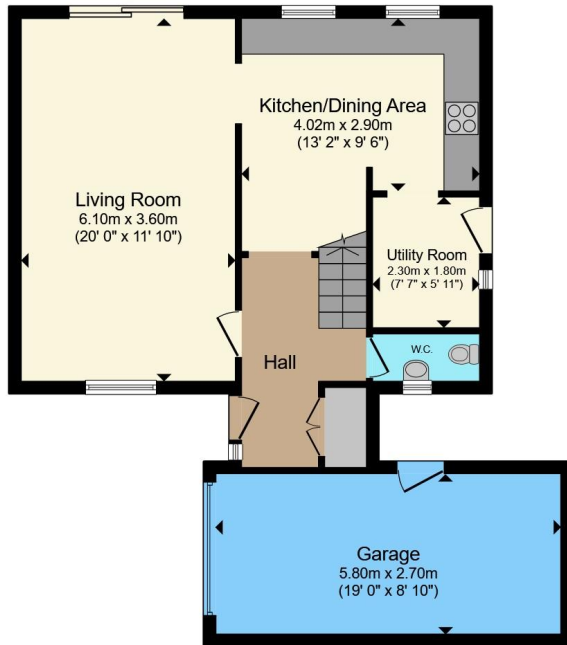
Parking for one car plus visitor parking.

Viewing Strictly by appointment through the vendor's sole agents, Lewis Haughton 01872 264120 or email info@lewishaughton.com

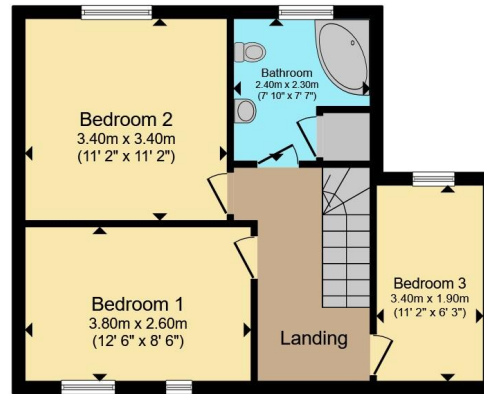
Council Tax Band C

Services The following services are available at the property however we have not verified connection: mains electricity, mains water, mains drainage, mains gas, fibre to the cabinet broadband (subject to tariffs and regulations). Agents Notes: These particulars are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. All statements in these particulars are made without responsibility on the part of Lewis Haughton Limited. No statement in these particulars is to be relied upon as a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken, and you should rely on actual inspection. No assumption should be made in respect of parts of the property not shown in photographs. Any areas, measurements or distances are only approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.

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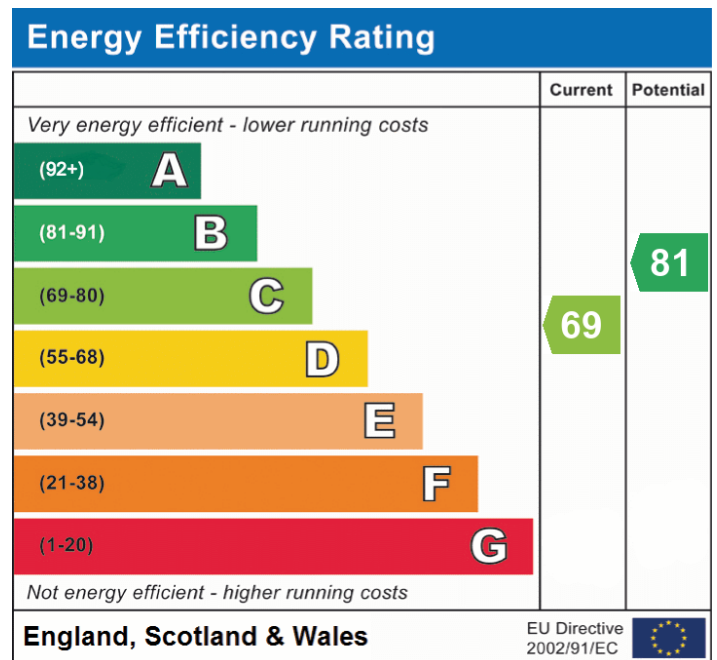


Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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