

Plot Approx  
Layout



## PROPERTY DESCRIPTION

We are incredibly pleased to be able to offer for sale this non estate building plot. The plot is centrally located within the very popular and sought after village of Carnon Downs. The building plot has permission granted for the construction of a detached four bedroom home within a non estate location (PA22/09920). The plans provide accommodation across the ground floor that includes a living room, kitchen dining room, utility room and study /bedroom five. The first floor provides four bedrooms, the master providing an ensuite shower room and the main bathroom. The current plans also provide for the provision of gardens as well as parking for two cars.

### Location:

The plot occupies an enviable, centrally located position that provides level access to the centre of Carnon Downs, the village having been long regarded as one of the most popular and sought-after villages between Falmouth and Truro. The village provides an excellent range of facilities including a local post office, stores, garden centre, health centre, surgery and dental practice. The village is also well served by good public transport links linking the village to Falmouth and Truro. The village is also conveniently located for primary schooling located at Perranwell, Devoran and nearby Kea school.

The Cathedral City of Truro is located approximately four miles away from the village and provides a wide range of both national and independent retailers. The city also provides a main line train station as well as both public and private schooling.

The waterside town of Falmouth lies to the south and is renowned for it's safe sailing waters. The town is also home to the National maritime Museum and Falmouth University whilst Tremough university campus is located on the edge of nearby Penryn. The town itself has a wide range of national and independent retailers along with a great mix of restaurants and bars. The town is also home to three beaches and a marina.



