

TOM WILLS

TOM WILLS
PERSONAL PROPERTY AGENTS

Trelawney St. Pirans Hill

Perranwell Station, Truro, TR3 7QA

£650,000

4 3 3 C

Trelawney St. Pirans Hill

Perranwell Station, Truro, TR3 7QA

COMPREHENSIVELY REFURBISHED NON-ESTATE DETACHED HOUSE WITH LARGE GARDEN AND SUPERB DRIVEWAY/GARAGE. Occupying a broad plot measuring approximately 120m from the driveway to the foot of the garden, an individual detached chalet-style house which has been refurbished and modernised throughout by the current owners. The generous accommodation provides 4 double bedrooms, 3 bath/shower rooms and 3 reception rooms, including a living room opening to a conservatory overlooking the large side garden. Single garage accessed via a semi-circular driveway with multi-vehicle parking.

- Comprehensively refurbished throughout
- Detached and non-estate
- Immensely broad plot
- Large level tree-lined garden
- Modern kitchen with herringbone oak floor
- 3 Refitted bath/shower rooms including 2 en-suites
- 4 double bedrooms (2 on the ground floor) - suiting level living
- 3 Reception rooms (inc. conservatory)
- Semi-circular driveway and garage
- Elevated countryside views

























Excellently positioned towards the top of St Piran's Hill, adjacent to highly sought-after Church Road and bordering the village cricket ground, 'Trelawney' was constructed, we believe, around 2000 of traditional cavity block, with a conservatory added during the early 2000s. Since acquiring the house, the current owners have carried out a thorough programme of refurbishment, creating a light, contemporary and immaculately presented home.

Recent upgrades include a newly fitted kitchen with handleless units, quartz worktops, a vertical tiled splashback, integrated Bosch oven and microwave, and oak herringbone parquet flooring. The bath/shower rooms have been refitted with contemporary sanitaryware and large format tiling, and new carpets run through the hall, stairs, reception rooms and bedrooms, with wood-effect flooring to the conservatory. Externally, the elevations have been freshly painted and a new composite front door sits beneath the entrance porch. The house also benefits from double glazing and mains gas central heating.

At the heart of the ground floor, the sitting room is a bright, generous space with two sets of doors opening to the conservatory, which in turn leads out to the garden. The layout lends itself well to those requiring single storey living, with 2 bedrooms and a shower room on the ground floor. Upstairs, a landing lit by a roof window leads to 2 large dual aspect bedrooms, each with its own en-suite, one of which enjoys elevated views toward the village centre and unspoiled countryside beyond.

The garden is a real asset of the property, offering sunny, level, deep lawned areas bordered on both sides by mature hedging, much of it tree-lined. With immense road frontage, there is great scope for those requiring additional parking for motorhomes, boats and the like. There may also be the possibility of building a studio/annexe in the garden, subject to the necessary consents.

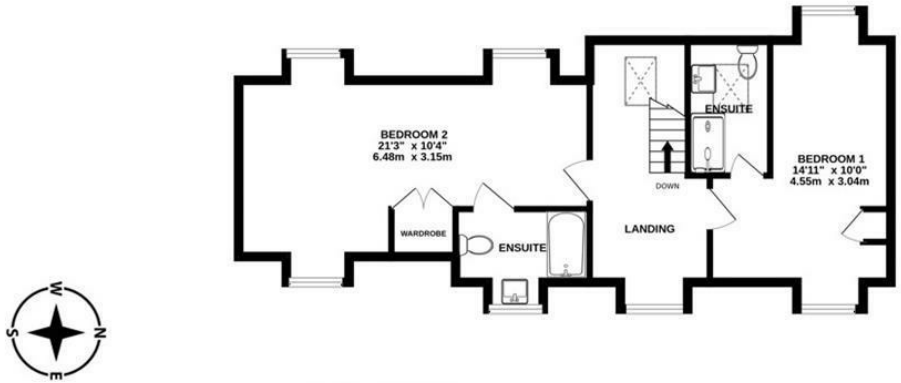
THE LOCATION

Perranwell Station is a conveniently positioned village approximately 5 miles from both the Cathedral City of Truro and the Port of Falmouth. Village amenities include a shop, 'The Royal Oak' public house, village hall, primary school, cricket and football clubs and classic car garage. What makes Perranwell Station really stand out is its direct rail link to Truro, Falmouth and Penryn. The branch line runs regularly between the three towns throughout the day and into the evening, including weekends, a real rarity for any village in South Cornwall. Truro station links directly to London Paddington.

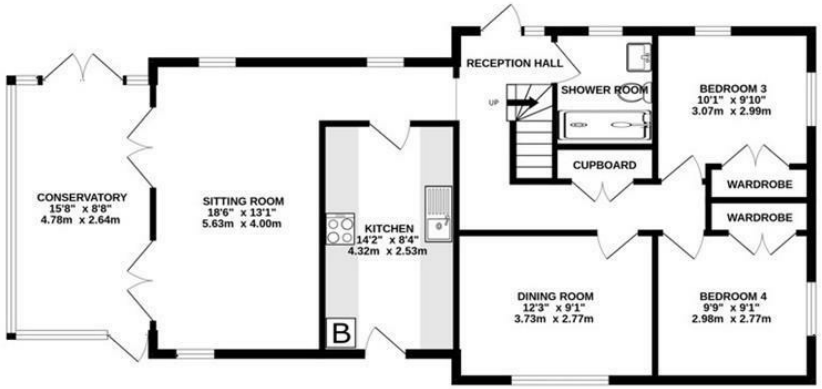
ADDITIONAL INFORMATION

Tenure: Freehold. Possession: vacant possession to coincide with our client's onward purchase (to be confirmed).. Services: Mains gas, electricity, water and drainage. Council Tax: Band E. EPC rating: 75 (C). Gas fired central heating.

1ST FLOOR
830 sq.ft. (77.1 sq.m.) approx.



GROUND FLOOR
1063 sq.ft. (98.8 sq.m.) approx.

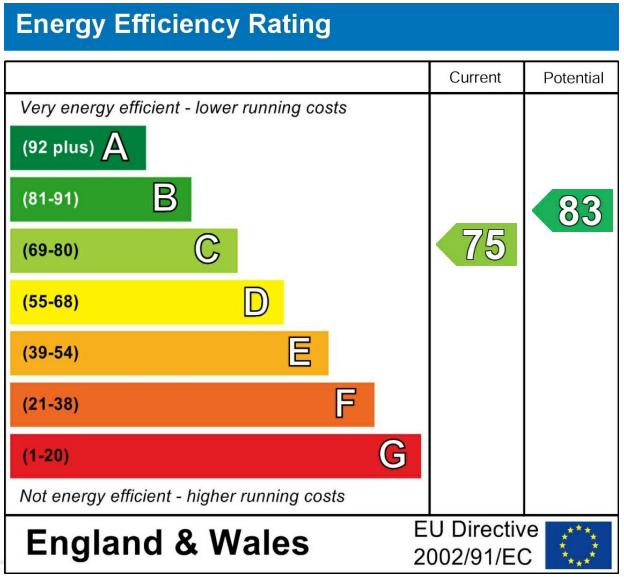


TOTAL FLOOR AREA : 1893 sq.ft. (175.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026



Energy Efficiency Graph



Viewing

Please contact us on 01326 352302
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

9 Bar Terrace, Falmouth, Cornwall, TR114BP
01326 352302 | info@tomwillsproperty.co.uk | www.tomwillsproperty.co.uk