



CLIVEPEARCE
Now you're moving

4 Bedrooms

House - Detached

Located in Truro

£670,000



hello@clivepearceproperty.com

www.clivepearceproperty.com

01872 272622



Mellingey Valley Perranwell Station

Truro | Cornwall | TR3 7FR



EXCEPTIONAL VIEWS define this 3 / 4 bedroom contemporary house with impressive open plan living space, under floor heating, bi-folding doors to a sunny balcony, delightful landscaped garden, garden cabin / office, garage and driveway parking with EV charger. Excellent village location and a short walk from the Maritime branch line station.

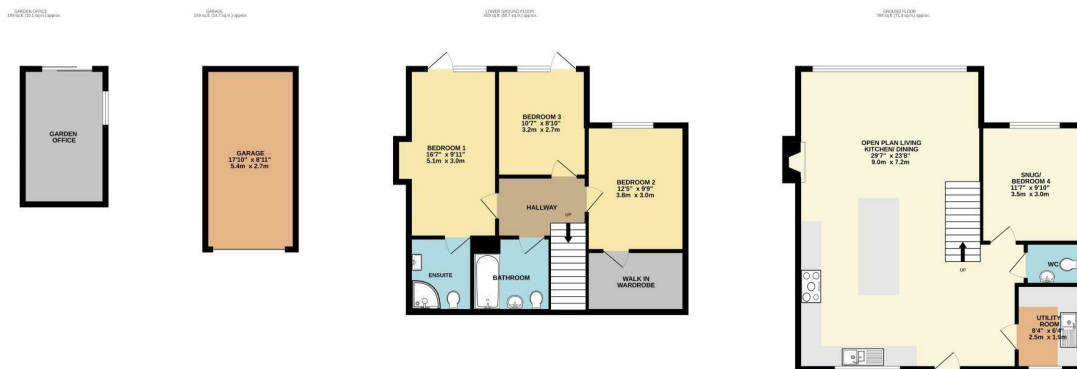
Mellingey Valley

£670,000 Freehold

- Contemporary detached house
- Easy open plan living space
- Landscaped sunny garden
- Garage
- Excellent village location

- Exceptional rural views
- Impressive specification
- Garden room / cabin / office
- Off street driveway parking & EV CHARGER INCLUDED
- UPVC double glazing and mains gas central heating



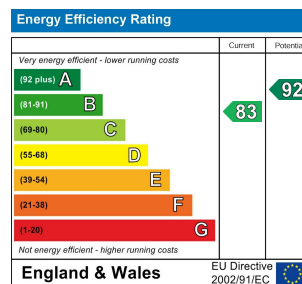


TOTAL FLOOR AREA : 1635 sq.ft. (151.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.
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Council Tax Band: E

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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Cornwall
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