



CLIVEPEARCE
Now you're moving

5 Bedrooms

Detached

Asking Price

£635,000

Located in

Perranwell Station



www.clivepearceproperty.com



Trewedna Lane

Truro | Cornwall | TR3 7PG



AVAILABLE TO VIEW NOW! An impeccably presented and flexible extended 4 / 5 bedroom detached dormer bungalow with integral garage, plentiful driveway parking, exceptional landscaped garden and far reaching rural views, located at the edge of popular Perranwell Station.

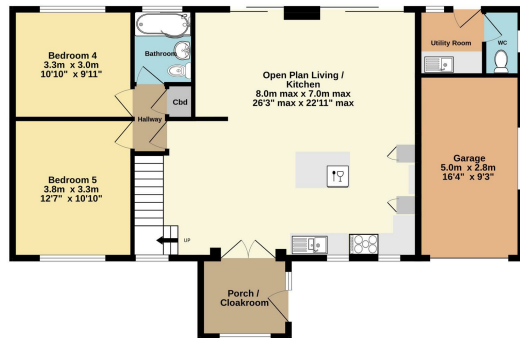
Trewedna Lane

£635,000 Freehold

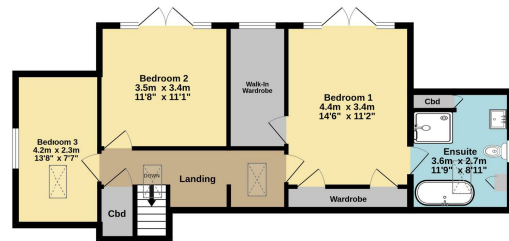


- Flexible 4 / 5 bedroom accommodation
- Also ideal for families
- Beautiful mature gardens
- Driveway parking plus integral garage
- Oil fired central heating & double glazing
- Suitable for ground floor living / downsizing
- Far reaching rural views
- Excellent presentation
- Open plan living
- Delightful village location

Ground Floor
100.5 sq.m. (1081 sq.ft.) approx.



1st Floor
63.4 sq.m. (682 sq.ft.) approx.



TOTAL FLOOR AREA: 163.8 sq.m. (1763 sq.ft.) 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 Cornwall Council

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	71
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

31 Lemon Street
Truro
Cornwall
TR1 2LS



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hello@clivepearceproperty.com

01872 272622

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