



**CLIVEPEARCE**  
Now you're moving

4 Bedrooms

House - Detached

Asking Price

£1,150,000

Located in

Truro



[www.clivepearceproperty.com](http://www.clivepearceproperty.com)



# Greenwith Hill

Truro | Cornwall | TR3 7FQ



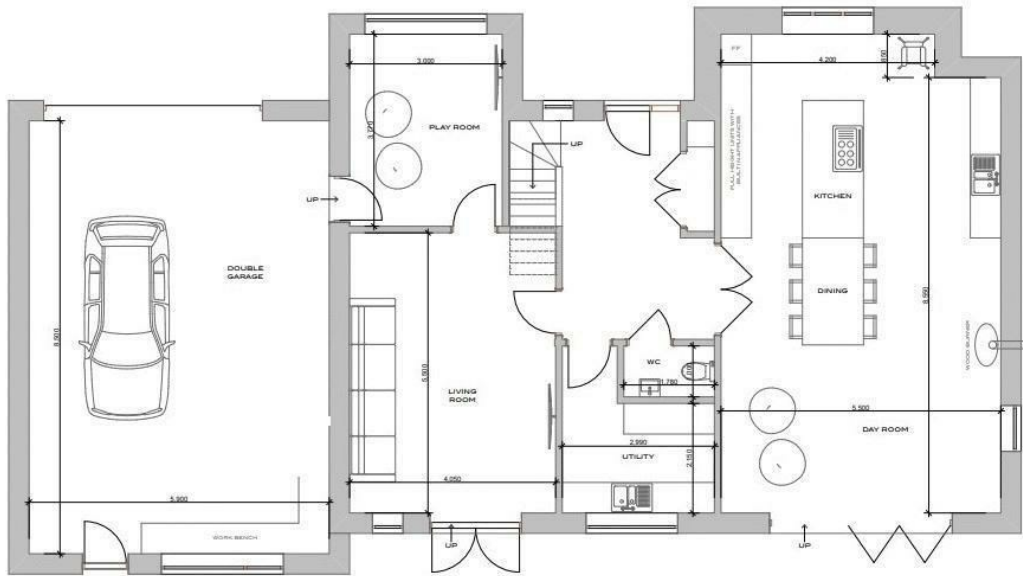
An unparalleled individual four bedroom (two en-suite) contemporary village residence constructed in 2022 by a meticulous local builder as his own home. With over 2800 sq ft of space, a south facing garden and far reaching rural views this exemplary property is equipped to a high standard with quality fitments including Origin aluminium windows and air source under floor heating. Located at the edge of desirable Perranwell Station and close to Silver Hill the property is ideally placed for rural walks.

# Greenwith Hill

£1,150,000 Freehold



- Exemplary four bedroom house
- Over 2800 sq ft
- Origin aluminium windows
- Integral double garage with electric door
- Desirable Perranwell Station location
- Exceptional presentation
- Air source under floor heating
- South facing garden and patio
- Integrated sound system
- No onward chain



THIS FLOORPLAN IS INTENDED AS AN APPROXIMATE GUIDE TO THE LAYOUT AND IS NOT TO SCALE AND NOT ACCURATE

## Council Tax Band F

### 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		88	94
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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