



REEVES CORNER GREENSPLAT
PERRANWELL STATION, TRURO,
CORNWALL TR3 7LZ

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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REEVES CORNER

PERRANWELL STATION, TRURO, CORNWALL TR3 7LZ

4/5 BED SEMI DETACHED COTTAGE, CAR PORT,
ANNEXE AND 2 ACRES OF LAND

Situated in a superb location midway between Perranwell Station and Frogpool along the sought after Truro to Falmouth Corridor.

An extended cottage offering family sized accommodation and with a large annexe, ideal for relatives or potentially holiday letting.

Detached studio/laundry, car port and in over 2 acres of gardens and grounds.

A real gem offering huge potential and sold with no chain.

GUIDE PRICE £725,000

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PHILIP MARTIN

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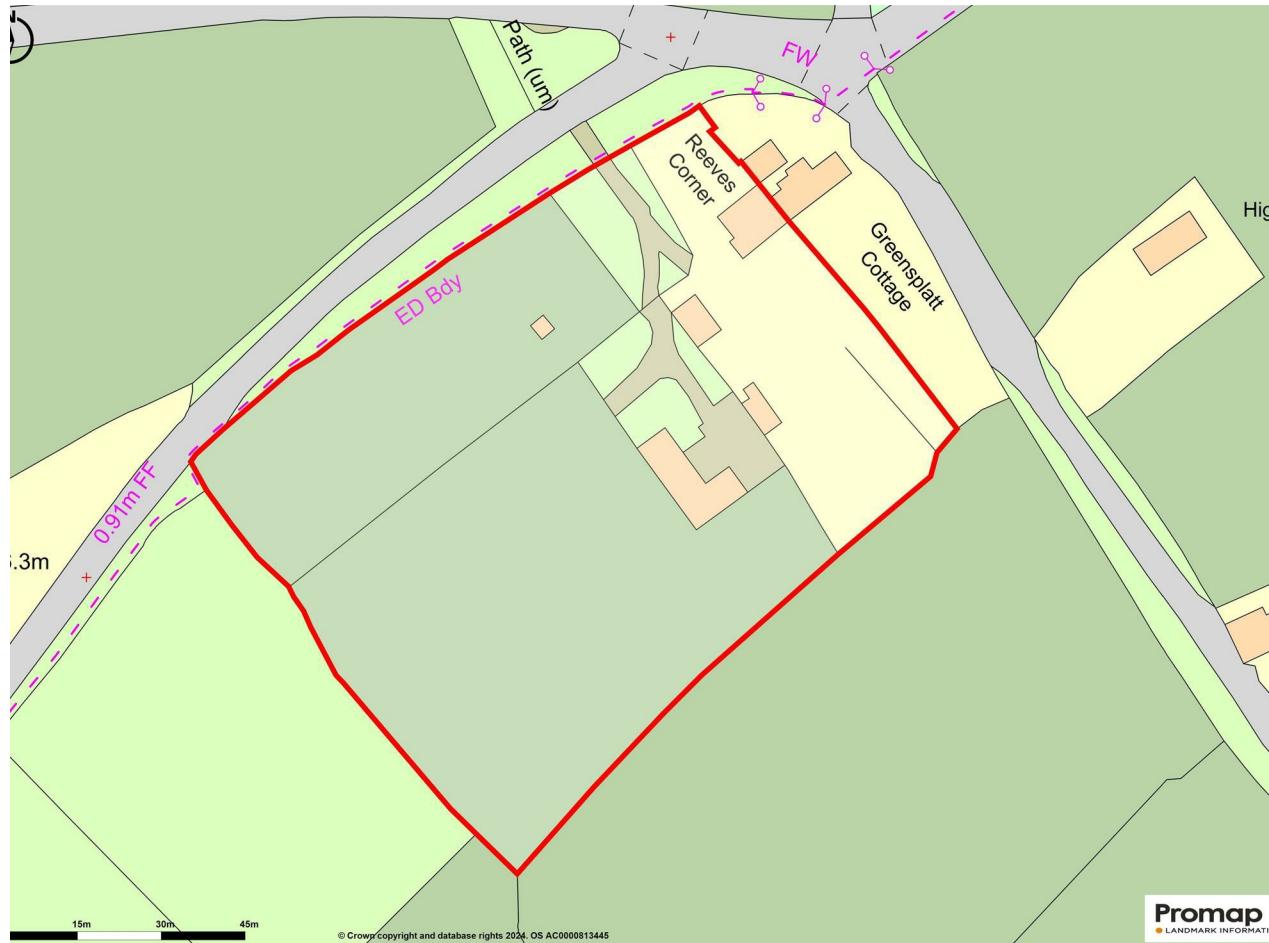
GENERAL COMMENTS

Reeves Corner is a very special property, private and hidden from passers by, there is far more here than what may be first apparent from a causal roadside glance. This is a semi detached character cottage which has been refurbished and extended since our clients ownership and now offers a wonderful family home in 2.4 acres of gardens and grounds with a large one bedroom annexe and a studio/laundry, garaging and car ports. The cottage has four double bedrooms to the first floor, the master with an en-suite as well as a family bathroom. To the ground floor there is a kitchen/dining room, a lounge with wood burning stove, bedroom 5/study, utility and cloakroom.

Reeves Corner has so much to offer and will be of interest to a wide range of the market. Ideal for a large or growing family with dependant relative or for those looking to run a business from home whilst also looking for space to have some livestock such as chickens and ponies.

The property is situated in a sought after location, midway between Perranwell and Frogpool within the Truro to Falmouth corridor, convenient for both the city and the sailing port with good access via road or rail.

Reeves Corner presents a lifestyle package which is a rarity in todays market.



LOCATION

The location between Frogpool and Perranwell Station is superb. Frogpool is a rural village part way between Truro and Falmouth and just one mile from Perranwell Station which is highly desirable.

There are good local public houses as well as village halls whilst the villages of Cusgarne and Perranwell Station have excellent primary schools. Both the Cathedral city of Truro and Falmouth are within easy reach by car and offer a wider range of day to day facilities including banks, building

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societies, shops, restaurants, schools, public houses, bus and railway station and main line railway link to London (Paddington).

Falmouth and the Carrick Roads are approximately 6 miles south west and offer fantastic facilities for sailing enthusiasts with the creeks of the River Fal and Mylor Yacht Harbour which provides deep water moorings.

Perranwell Station lies in the Parish of Perranarworthal and these are located almost half way between the Cathedral City of Truro and the town of Falmouth. The village has a good range of local needs including a post office, public house, dentist, surgery, parish church, primary school, hairdressing salon, village hall and a regular bus service.

In greater detail the accommodation comprises (all measurements are approximate):

ENTRANCE HALL

LOUNGE

15'4" x 11'8" (4.69 x 3.57)

With wood burning stove.

KITCHEN/DINING ROOM

19'10" x 13'10" (6.07 x 4.24)

A fabulous family space with central island.

UTILITY

9'6" x 9'5" (2.92 x 2.89)

CLOAK ROOM

STUDY

9'9" x 10'5" (2.98 x 3.19)

FIRST FLOOR

MASTER BEDROOM

11'6" x 10'0" (3.51 x 3.05)

WALK IN WARDROBE

11'0" x 3'2" (3.37 x 0.99)

EN-SUITE

10'7" x 5'7" (3.23 x 1.72)

BEDROOM 2

11'9" x 10'0" (3.60 x 3.06)

BEDROOM 3

10'6" x 10'6" (3.22 x 3.21)

BEDROOM 4

10'6" x 9'7" (3.21 x 2.94)

FAMILY BATHROOM

7'5" x 6'5" (2.27 x 1.98)

OUTSIDE

The property is approached via a private driveway which forks to provide access to the cottage and a separate access drive to the annexe and studio. There is

one enclosed paddock of approx 0.6 of an acre as well as the meadow which is open from the Annexe and measures approx 1 acre.

CAR PORT

The car port provides parking for two cars as well as an attached store and wood store.

ANNEXE

The annexe comprises a large open plan living space with kitchen as well as an en-suite bedroom. Attached to the annexe is the garage.

KITCHEN/DINING ROOM

37'7" x 17'3" (11.46 x 5.26)

BEDROOM

16'11" x 11'8" (5.18 x 3.56)

EN-SUITE

9'7" x 5'6" (2.94 x 1.68)

GARAGE

17'5" x 16'7" (5.32 x 5.06)

MEADOW

The one acre meadow opens directly from the Annexe with hedge boundaries.

STUDIO/LAUNDRY

19'4" x 12'11" (5.91 x 3.94)

The studio/laundry has previously been utilised as an office.

WASH ROOM & W.C.

13'4" x 7'7" (4.07 x 2.32)



SERVICES

Mains water and electricity. Oil fired heating and private drainage.

TENURE

Freehold.

COUNCIL TAX

Band D.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.



VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

DIRECTIONS

From Truro proceed in a southerly direction on the A39 towards Falmouth. Proceeding down the dual carriageway to the Devoran roundabout, take the third exit signposted Bissoe and on reaching the t-junction turn left towards Perranwell Station.

Just before entering the village turn right sign posted Frogpool and proceed over the railway bridge and turn left and continue to proceed out of the village.

The road then bears to the right and then

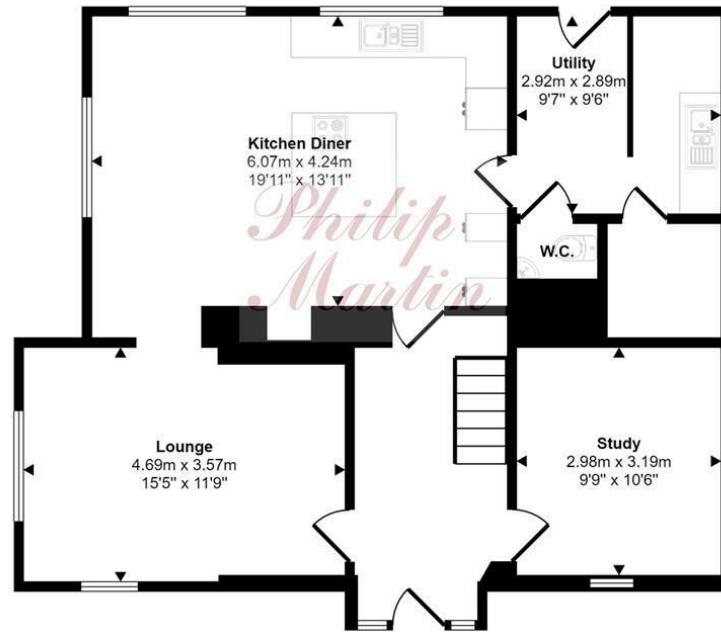
around to the left on a sharp corner. The property can be found on the left hand side of the road.



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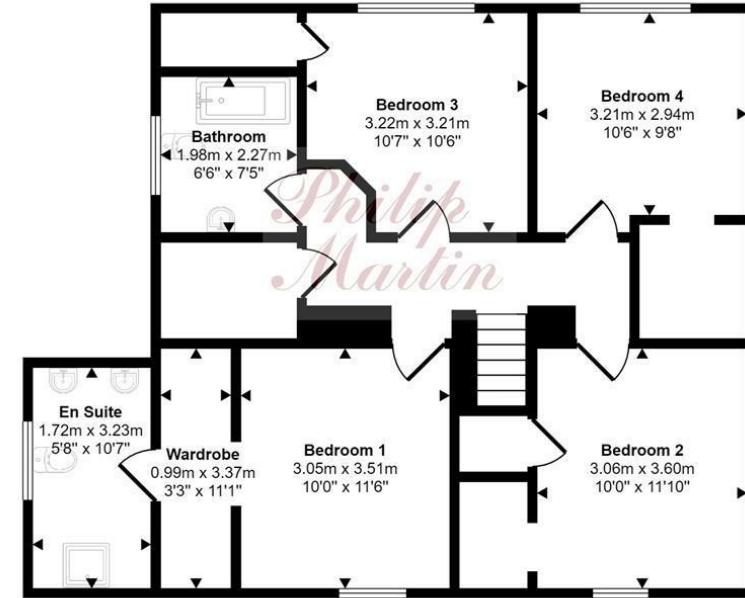
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Ground Floor

Approx 80 sq m / 860 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



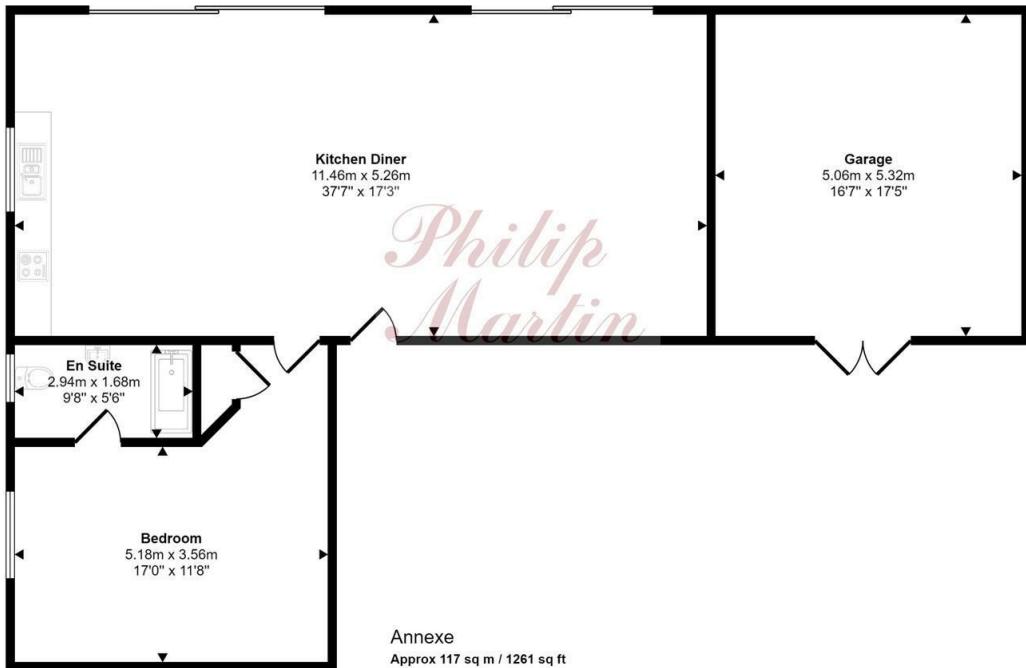
First Floor

Approx 79 sq m / 853 sq ft

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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		72	82
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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