



Mellingey, Truro
Guide Price £975,000



CLIVEPEARCE

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£975,000

A fine SIX BEDROOM home offering superb flexibility set within large south facing gardens. Triple garage and extensive parking. Outbuildings. Gorgeous setting with valley views. NO ONWARD CHAIN.

Property Description

Why You'll Like It

Approached over a long driveway, Mellingey is a fine house which has been in our clients ownership for three decades. An impressive canopied entrance leads to a broad porch and through double doors to the reception hall. The living and dining room are semi open plan with both having doors to the sun terrace. The living area has a Scan inset woodburner. The kitchen/breakfast room has a range of high quality timber cabinets, range cooker and a central breakfast bar. Practical matters are dealt with in the utility /boot room which has a door to the rear porch and onto the courtyard. The ground floor cloakroom also has a large walk in shower. Upstairs, the accommodation is exceptionally flexible with six bedrooms in total along with an unusually large reception / landing area which could have many uses. The main bedroom suite as you would expect offers luxurious space with a dressing area, en-suite shower room and access to the balcony. A further shower room also has a sauna and there is another bathroom. Outside, the property stands in relatively level lawned gardens with a long private driveway. There are areas with sunny patio and sheltered courtyard and various outbuildings.

Outside

A long driveway leads to the house which has extensive south facing lawned areas interspersed with mature shrubs. There are two sun terraces/entertaining areas one of which has a charming water feature. The driveway leads through an archway to the walled courtyard with further space to park and access to the treble garage which has a double door and a single door. There is a choice of outbuildings within the courtyard.

Where It Is

Located a short walk from the village centre, with its superb amenities and primary school. Perranwell Station is a thriving village with a superb community and is found

between Truro and Falmouth. There is a Post Office and Stores, pub, garage, village hall with a host of activities, primary school, cricket and football club. Public transport links are good with buses to Truro, Falmouth and Redruth and the branch line train station runs regularly between Truro and Falmouth. There are many rural walks and bridleways on hand to explore and sailing facilities a short drive away at Mylor Yacht Harbour. A truly delightful village in a very convenient location.

Services and Tenure

Freehold Mains electric, gas and water Private drains Council Tax Band G

Important Information

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GROUND FLOOR
1141 sq.ft. approx.



1ST FLOOR
1496 sq.ft. approx.



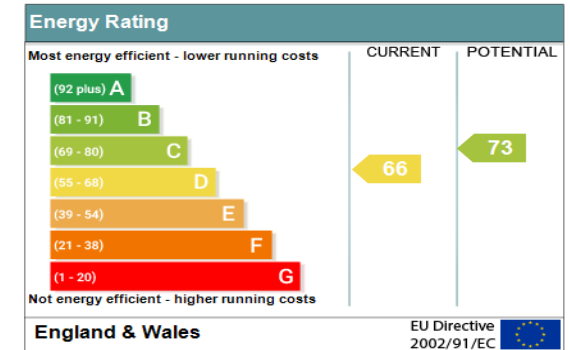
MELLINGEY, KEEBLE PARK, PERRANWELL STATION

TOTAL FLOOR AREA: 2637 sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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Address: Mellingey Woods, Keeble Park, PERRANWELL STATION, T...
RRN:



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