



Shortlanesend, Near Truro

£530,000



CLIVEPEARCE

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An individual period FOUR BEDROOM semi rural property that offers very flexible space. Two bath/shower rooms. Open plan living space plus further reception rooms. Landscaped garden. Stunning interior design and decor.

Property Description

Why You'll Like It

Every aspect of this detached period home has been updated with great thought and consideration to the interior design, finish and specification. The end result is a superb home which offers delightful flexible living in a great location. Stepping inside the reception hall is a room in its own right with space for seating and is a super introduction to this property. Whilst open plan living is at the core, the house also has plenty of flexible space with a sun room and the annexe. The kitchen area has been fitted with a stylish range of flush cabinets topped with timber worktops and a breakfast bar divides it from the living space which has a dining area and a lounge area with woodburner. Character features are plentiful with open beam ceilings. Practical matters are taken care in the utility room which also doubles as a guest cloakroom/WC. There is a further room on the ground floor currently used as a bedroom with an en-suite shower room - it also has its own useful separate access. Upstairs there are three bedrooms and a beautifully fitted bathroom with a white suite. Outside, the gardens have been landscaped to provide a terraced entertaining area, enclosed lawn area and also a further terrace. The house is warmed by central heating and the wood burner. NO ONWARD CHAIN.

Detached one bedroom annexe

A recently constructed architect designed one bedroom self contained annexe which comprises a living room, double bedroom and shower room. Excellent over flow accommodation or income potential.

Where It Is

Shortlanesend is a small village on the outskirts of Truro and is easily accessible from the city by road as well as cycle and footpath. As well as being incredibly convenient, it is also on the edge of the Idless and Newmills valleys - two outstanding rural areas with plenty of walks to explore. The property is located on these designated "quiet lanes" on the fringe of the village in a semi rural position. The village has a range of amenities with a primary school, pub, shop and post office. In short the location is ideal for those wishing to be within easy reach of Truro and the A30.

Services and Tenure

- ✓ Freehold
- ✓ Mains electric, water and drainage
- ✓ LPG gas central heating

Important Information

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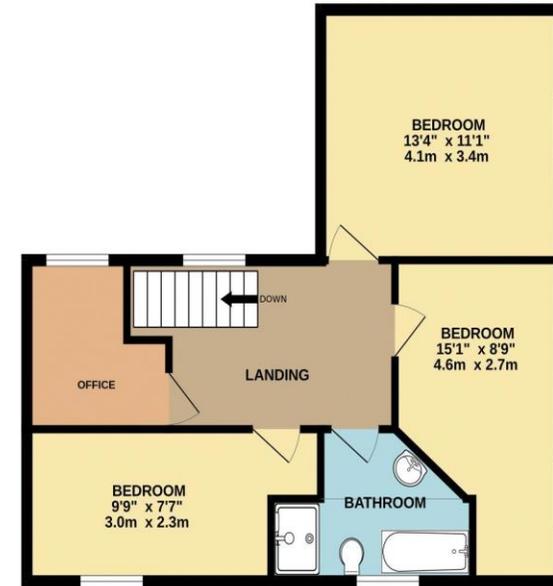
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 67 D |
| 39-54 | E | | |
| 21-38 | F | 33 F | |
| 1-20 | G | | |

GROUND FLOOR

ANNEXE



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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