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9 Carne Meadows  
Tresillian, Truro, TR2 4BQ

An attractive and spacious link attached family home enjoying magnificent views across open farmland and toward the

Truro 3 Miles

- Magnificent Rural Views • Sitting Room • Dining Room, • Three Bedrooms
- Bathroom • Gardens • Garage •

**Guide price £269,950**

Cornwall | Devon | Somerset | Dorset | London

## SITUATION

Situated in the heart of this creek side village 9 Carne Meadows is an attractive family home in the heart of this popular development that stands in an elevated position on the western bank of the Tresillian River, which is in turn a tributary of the renowned Carrick Roads offering some of the finest day sailing waters in the county.

The historic village of Tresillian offers a range of everyday amenities including a farm shop, post office and the thatched Wheel Inn. More extensive facilities are to be found approximately three miles distant in the Cathedral City of Truro which is now the commercial heart of the county complete with a vibrant shopping centre.

At Truro there is a mainline railway station connecting with London Paddington whilst

Newquay Airport is approximately twenty miles distant with a number of scheduled departures to both national and international destinations.

## DESCRIPTION

9 Carne Meadows is a beautifully presented dormer bungalow with link attached garage and parking on the driveway for one vehicle. The property is accessed into a welcoming entrance hall with stairs leading to first floor and storage cupboard under. The dual aspect sitting room is open plan into the dining room and boasts wonderful views to the rear over farmland. There is a ground floor bedroom/study with window to the front. The kitchen is beautifully appointed with a range of white gloss base and wall cupboards and drawers with role edge worktops. Stainless steel sink and drainer space for fridge freezer, cooker and dishwasher. The window to the rear has





countryside views and the door gives access to the rear side lobby. Doors to cloakroom, garage and front and rear gardens. Stairs lead to the landing on the first floor with airing cupboard. There are two double bedrooms, the main bedroom has window to the rear, built in bedroom furniture and access to eaves storage. A further dual aspect bedroom boasts views across the Tresillian River and has access to eaves storage. The family bathroom has a comprehensive white suite.

### OUTSIDE

The property is approached over the drive with parking for one vehicle to a single garage with power light and plumbing for washing machine and tumble dryer. Window to side and roller door. A pedestrian gate leads into the front garden with high Camellia hedging, lawn area, flower and shrub borders. A side gate lead to the rear garden, a complete sun

trap, where a paved patio area runs the length of the property. A gravel chipped seating area is bordered by lawn, flower beds with shrubs and trees. There is an undercroft storage cupboard and steps up to the rear door.

### VIEWINGS

Strictly by prior appointment with Stags' Truro office on 01872 264488.

### SERVICES

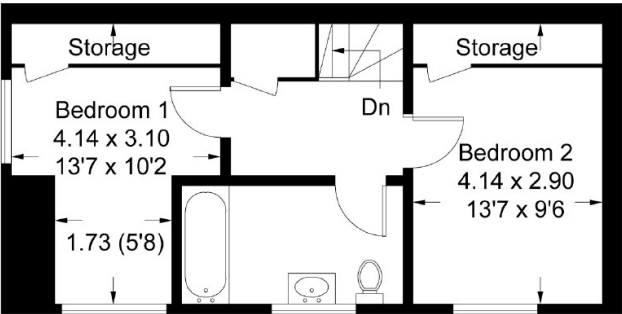
All mains services connected. Gas fired central heating.

### DIRECTIONS

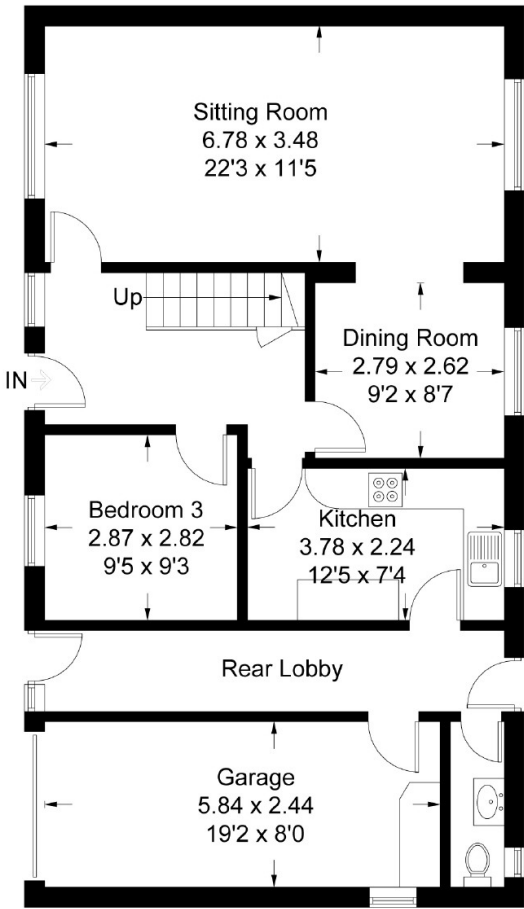
From Truro take the A390 towards St Austell and proceed to the village of Tresillian. Continue through the village turning immediately left before the petrol station into Polsue Way. Follow the road around the corner and take the second turning on the left. Second property on the left.



Approximate Gross Internal Area = 107.8 sq m / 1160 sq ft  
Garage = 14.3 sq m / 154 sq ft  
Total = 122.1 sq m / 1314 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID368159)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	56	63
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	