



Willow Cottage



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Kenwyn, Truro, Cornwall, TR4 9BY

Truro - 2 miles. Perranporth - 7.5 miles. Falmouth - 12 miles.

A beautifully renovated detached, three /four bedroom family home, occupying a generous plot with countryside views.

- Detached Cottage
- Extensively Renovated
- Three/ Four Bedrooms
- Large Gardens
- Countryside Views
- Ideal Positioning
- Optional Static Caravan
- Internal Viewing Essential
- Freehold
- Council Tax Band - E

Guide Price £525,000

DESCRIPTION

Willow Cottage is a beautifully renovated detached family home, occupying a generous plot in the highly sought after Kenwyn area and enjoying a unique setting surrounded by open countryside. This attractive double-fronted cottage offers three to four bedrooms and has been thoughtfully transformed by the current owners, seamlessly blending contemporary style with the timeless character and charm expected of a home of this era.

Every detail has been carefully considered during the extensive renovation, with the interior benefitting from comprehensive replastering to create a crisp, elegant finish throughout. The stylish kitchen has been designed with modern family living in mind, while the bathroom features sleek white sanitaryware and quality contemporary fittings, resulting in a home that is both beautifully presented and ready to move straight into.

One of the properties most outstanding features is its enviable position. To the front, the property enjoys far reaching views across rolling Cornish countryside, while to the rear it backs directly onto open grazing fields, providing a wonderfully private and uninterrupted outlook. The expansive mature gardens offer a peaceful haven for families, entertaining and gardening alike, creating an idyllic outdoor space to enjoy throughout the seasons.

Despite its setting with no immediate neighbours, Willow Cottage remains remarkably convenient, with the amenities of the nearby village just a short walk away, offering the perfect balance of rural seclusion and everyday accessibility.



OUTSIDE

The property is set within generous, mature gardens arranged on either side, with expansive lawns interspersed by established trees, creating a wonderful sense of space, privacy and tranquillity. A generous driveway provides ample parking and turning for several vehicles, while to the rear a delightful courtyard garden offers a sheltered, sun-soaked retreat, perfect for outdoor entertaining, alfresco dining or simply unwinding.

The grounds provide excellent space for children to play, keen gardeners to enjoy, or those seeking the opportunity to further enhance the landscape. In addition, a static caravan is situated within the grounds and is available to be included within the sale or it can be removed if not required.

LOCATION

Positioned on a semi-rural lane just two miles from the heart of Truro, Willow Cottage enjoys an elevated setting at the top of Kenwyn Hill, offering the perfect balance of countryside tranquillity and city convenience.

The nearby village of Shortlanesend is a sought after Cornish community, surrounded by rolling countryside and an abundance of scenic walks, including the beautiful Idless and New Mills valleys. The village offers an excellent range of everyday amenities including a village shop and post office, primary school, public house, village hall and playing field. Just moments away, the delightful Penrose Water Gardens provides a peaceful escape with its collection of over 40 lily ponds, while the highly regarded Cornish Barista café is a popular destination for coffee, breakfast and lunch.

A cycleway and footpath link Shortlanesend directly with Truro, Cornwall's administrative and cultural centre. Renowned for its striking three-spired cathedral, the city offers an excellent range of restaurants, cafés, public houses and both independent and national retailers.

Transport connections are excellent, with direct rail services from Truro to London Paddington, while Newquay Airport offers regular domestic and international flights.

SERVICES

Mains water and electricity are connected. LPG central heating via boiler with radiators. Private drainage via a Cesspit with soakaway. Basic broadband up to 23 Mbps is available (Ofcom). O2, Vodafone, Three and EE are all likely (Ofcom). Satellite/ Fibre via BT & Sky available (Ofcom). Flood risk - Very low. Council tax band - E.

VIEWINGS

Strictly and only by prior appointment via Stags Truro office.

DIRECTIONS

Upon leaving Truro via Kenwyn Hill, proceed towards the village Shortlanesend on the B3284, prior to entering the village the property can be located, standing alone on the left hand side identified by our for sale sign. Generous parking is available after pulling in on the driveway.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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		
England & Wales		
EU Directive 2002/91/EC		

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