



Penmullin, School Hill



# Penmullin, School Hill

Shortlanesend, Truro, TR4 9DU

Truro - 2.5 miles North Coast - 11 miles

An outstanding, contemporary detached bungalow, beautifully reimagined where contemporary design meets effortless country living.

- Contemporary Styled Detached Bungalow
- Sought-after Village Location
- Versatile Living Accommodation
- Three Bedrooms
- Landscaped Gardens
- Viewing Highly Recommended
- Freehold
- Council Tax Band E

Guide Price £699,000

## DESCRIPTION

Stags are delighted to introduce this outstanding detached bungalow, a beautifully reimagined home where contemporary design meets effortless country living.

Nestled in a peaceful spot on the edge of the sought-after village of Shortlanesend, this remarkable property has been meticulously remodelled by the current owners to create a home of rare quality and style. Every space has been thoughtfully considered, resulting in an interior that feels both sophisticated and inviting, the perfect setting for a modern lifestyle.

Step through the front door and a sense of calm immediately unfolds. The welcoming entrance hall opens into a light-filled sitting room, where a striking wood-burning stove creates a warm and relaxing focal point, an ideal retreat after a countryside walk or a long day.

The heart of the home is undoubtedly the stunning open-plan kitchen and dining area, designed for connection and flow. Beautifully fitted with premium cabinetry, sleek worktops and quality integrated appliances, this space exudes understated elegance. Doors lead directly to the sun terrace and garden, inviting alfresco dining and lazy afternoons basking in the Cornish sunshine.

There are three generous double bedrooms, each offering its own sense of serenity and comfort. The principal suite enjoys fitted wardrobes and a chic en-suite shower room, while the stylish family bathroom continues the home's refined aesthetic with contemporary fixtures and thoughtful finishes. Beyond its impeccable presentation, the property embraces modern living with double glazing, energy-efficient central heating powered by owned solar panels, and a newly installed storage battery, blending eco-conscious practicality with luxury.



## OUTSIDE

The exterior grounds of this exquisite property have been meticulously landscaped to provide an elegant balance of effortless maintenance and sophisticated outdoor living. On arrival, a beautifully crafted brick-paved driveway creates an immediate sense of grandeur as it gently curves towards the front entrance and adjoining garage, enhanced by graceful steps that add to the home's impressive approach. Thoughtfully designed pathways encircle the residence, allowing seamless access to the rear gardens and the elevated sun terrace that embraces the front and side elevations.

The gardens themselves exude refinement and versatility, arranged across multiple tiers that invite exploration and relaxation. A series of intimate seating areas offer idyllic spots to unwind, while a harmonious blend of painted retaining walls and traditional Cornish dwarf walls introduces texture and character. This careful interplay of modern design and timeless craftsmanship creates an outdoor sanctuary ideal for sophisticated alfresco dining, elegant entertaining, or tranquil enjoyment beneath the open sky.

To the rear, the patio garden has been entirely finished in premium composite decking, enclosed with bespoke fencing and lush screening for complete seclusion. Bathed in southern sunlight, this serene retreat provides the perfect haven for sunbathing or indulging in the luxury of the hot tub. Immaculately maintained and masterfully curated, the gardens form a truly distinguished extension of the home, an exceptional setting that epitomizes contemporary elegance and sophistication.

## LOCATION

Approximately two and a half miles from Truro, Shortlanesend is a thriving village surrounded by rolling countryside that abounds with scenic walks, including the Idless and Newmills valleys.

Local facilities include shop and post office, primary school and pub together with a playing field and village hall. Nearby Penrose Water Gardens is a tranquil place to visit with over 40 lily ponds and the renowned Cornish Barista cafe.

The village is linked to Truro by a cycle way/footpath which provides easy access to all the amenities of this small city. Dominated by the splendid three spired cathedral which stands at its heart, this ancient port is situated in a valley at the head of the beautiful river bearing its name and now forms the retailing, administrative and cultural centre of the county. A stroll around the centre will find numerous restaurants, cafés and public houses together with a wide variety of independent and national retailers.

The train station links directly with London Paddington, whilst a number of daily scheduled domestic and international flights depart from Newquay Airport.

## DIRECTIONS

Leaving Truro via Kenwyn Hill proceed to Shortlanesend on the B3284, upon reaching the village turn left just prior to the roundabout into School Hill, after a short distance Penmullin can be found on the right hand side.

## VIEWINGS

Strictly and only by prior appointment via Stags Truro office.

## SERVICES

Mains electricity and metred water. Mains drainage. Oil central heating.

Broadband: Basic up to 8 Mbps, Superfast up to 80 Mbps, Ultrafast up to 1800 Mbps (Ofcom).

Mobile phone: 02, Vodafone andEE are all likely (Ofcom).

Council Tax Band - E (£3,007 pa) Flood Risk - Very Low. Listed Building - No. Conservation Area - No.

Satellite / Fibre TV Availability: BT & Sky (Ofcom).



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.



Approximate Area = 2372 sq ft / 220.3 sq m  
 Garage = 136 sq ft / 12.6 sq m  
 Total = 2508 sq ft / 232.9 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	70
(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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