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PRESTIGE



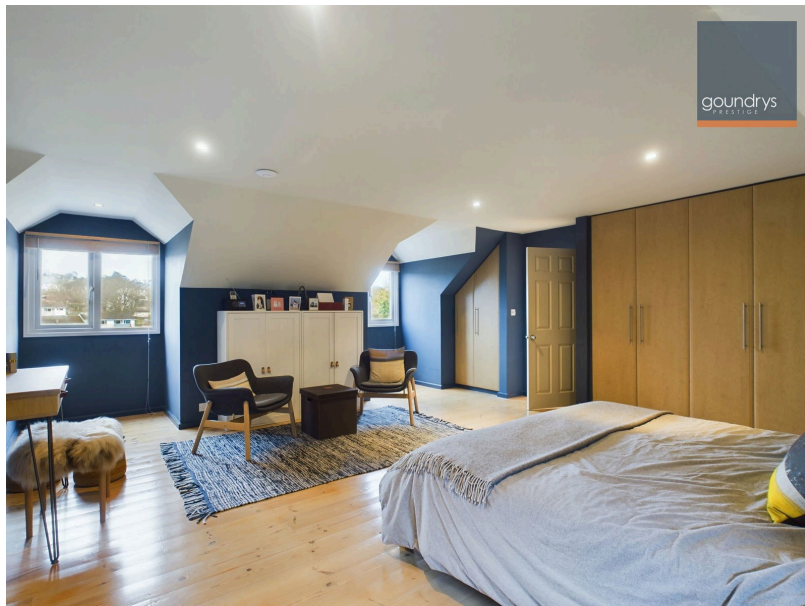
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SALES

experts in selling & buying

Tremorvah Barton, Truro, TR1 1NN

Guide Price £895,000

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This is an exciting opportunity to acquire a spacious detached 6 double bed roomed property in a convenient yet private location just moments from the city centre, that has been a much loved family home for in excess of 30 years. During our clients tenure, the property has been extensively remodelled and thoughtfully extended, and is ideally suited for a large family or those seeking a property for multi generational living.

The property has a number of noteworthy features including a Morso Multi Fuel Stove in the sitting room, wood flooring in several of the rooms with the flooring in the kitchen having been recycled from a Badminton Court! The kitchen/family room is the centre piece of this fabulous property and was refitted in 2023 with an array of fitted/ integrated NEFF appliances including: Gas 5 ring hob, extractor canopy, full height fridge, full height freezer, steam oven, conventional oven, combination microwave oven, warming drawer & drinks fridge with granite worktops throughout.

Accommodation: Please see the floorplan and virtual tour but in brief comprising:

Ground Floor: entrance hallway, cloakroom, sitting room, kitchen/ family room, 3 bedrooms, storage cupboard, family bathroom.

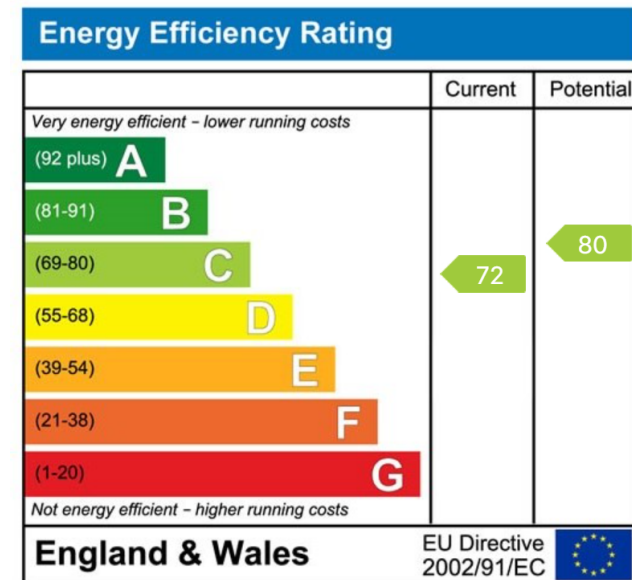
First Floor: Landing/study, master bedroom (ensuite), 2 further bedrooms, storage cupboards and access to eaves storage.

Outside: Gravelled driveway with ample parking in turn leading to the attached double garaging (with electric roller doors), mature gardens stocked with an array of trees and shrubs, 2 x sheds & log store, raised terrace / seating area and a further patio area accessible directly from the kitchen/family room. To the side of the garden is a gate that leads onto a shared private pathway providing a short cut onto Tregolls Road, immediately next to the Alverton Manor Hotel.





- Beautifully appointed 6 bedroomed family home
- Ample parking and double garaging
- Recently refitted kitchen/family room
- Well presented throughout
- Convenient location, close to the city centre
- Mature, well stocked gardens (circa 1/3 acre)
- Circa 3000 sqft GIA
- Offered for sale for the first time in 30 years
- Viewing highly recommended • EPC commissioned



TRURO

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements