



**MAP estate agents**  
Putting your home on the map

Kenwyn Church Road, Truro



## Kenwyn Church Road, Truro

Truro city centre 1 mile | Falmouth (south coast) 11 miles |  
Newquay Airport 19 miles | Plymouth 56 miles | Exeter M5 88 miles  
(Distances are approximate)

Located in arguably one of the most desirable and most sought after residential areas in Truro is this beautifully presented family home situated within the former Mellow Stoned Cathedral School in Kenwyn

Ground floor – Entrance hallway | Kitchen/diner | Living room | Boot room | Ground floor WC | Lower floor - Utility room | Snug/playroom | First and second floor - Five bedrooms, one with an en-suite and study, two sharing a Jack and Jill WC | Family bathroom | Lounge | Gardens Garage

**£650,000**  
**Leasehold**



## Property Introduction

Tucked away yet conveniently situated ideally situated for accessing the many amenities of the city centre, Trewinnard Court is believed to have been originally converted back in 1999, yet it retains much of its original character and features, making this a truly one-off location to enjoy and make your family home.

Approached via double gates and a pillared entrance, a communal driveway gives access to the building with its impressive well-maintained gardens and grounds with vehicular access to the left leading directly to the allocated parking spaces for number five to the side as well as a single garage.

Upon entering the property you immediately appreciate the generous accommodation with the main entrance hallway giving access to all principal rooms on the ground floor. The meandering accommodation is in the region of 2400 square feet and is arranged over four floors consisting of a well-equipped kitchen/diner, splendid living room enjoying a pleasant outlook over the garden, boot room and cloakroom.

From the hallway, steps descend to the basement with a utility room and access to a snug/playroom whilst to the additional floors are five bedrooms along with two en-suites and a family bathroom all of which benefit from a gas fired central heating system.

## Location

This small development is located a short distance away from the city centre with its many shops and amenities. Truro is a small city renowned for its Georgian architecture, cobbled streets and an excellent range of high street multiples sat alongside local independent stores and is also home to the Hall for Cornwall situated on the piazza.

Other popular attractions are the landmark museum building and art gallery, cinema, sports centre, Victoria and Boscowen parks with the desirable riverside village of Malpas nearby for boating enthusiasts and the delightful Heron Public House.

Both north and south coasts are within a reasonable travelling distance with their contrasting coastlines with the north popular for surfing whilst the south is more sheltered and ideal for sailing and other water sports.

Truro has a mainline railway station that operates to London Paddington with the main A30 just moments away, making access to the other parts of the county and beyond that much easier.

## ACCOMMODATION COMPRISES

Impressive double arched part glazed doors opening to:-

### GROUND FLOOR ENTRANCE HALLWAY

Feature exposed brickwork, wood floor, double radiator and step up to:-

### INNER HALLWAY

Wood floor, feature half turn staircase giving access to the third and fourth floor accommodation.

### KITCHEN 18' 0" x 14' 8" (5.48m x 4.47m) L-shaped, maximum measurements

Two windows to the rear, doorway to exterior and window to front. One and a quarter stainless steel sink unit with mixer tap, a good range of base and wall mounted storage cupboards, glassware display cupboard and recess for wine store. Part tiled walls, built-in double oven, microwave, hob with extractor over, dishwasher, tiled floor, two double radiators and storage cupboard with boiler.

### LOUNGE 21' 4" x 16' 5" (6.50m x 5.00m) maximum measurements

Window to front elevation overlooking the garden. Feature gas fire set in a large archway, feature circular window, two windows to front elevation, wood floor, two radiators and wall light points.

### BOOT ROOM 7' 10" x 5' 0" (2.39m x 1.52m)

Quarry tiled floor and access to:-

### CLOAKROOM

Pedestal wash hand basin with tiled splashback, quarry tiled floor. Close coupled WC. Radiator and extractor fan.

Doorway from entrance hallway with steps descending down to:-





### LOWER HALLWAY

Built-in storage cupboard, double radiator. Access to:-

#### **UTILITY ROOM 21' 8" x 6' 10" (6.60m x 2.08m)**

Single stainless steel sink unit with mixer tap. Base storage cupboards and worktops. Plumbing for automatic washing machine, double radiator and doorway giving access to a wine store.

#### **SNUG/PLAYROOM 13' 6" x 12' 1" (4.11m x 3.68m)**

Two windows to front elevation. Double radiator and downlighters.

### FIRST FLOOR LANDING

Half turn staircase from the ground floor with window, staircase giving access to fourth floor, window to front elevation with recess and built-in storage cupboard with water tank. Access to:-

#### **BEDROOM TWO 14' 9" x 9' 0" (4.49m x 2.74m)**

Window to front and rear elevation. Built-in wardrobes, double radiator and access to loft.

#### **BEDROOM THREE 9' 6" x 8' 1" (2.89m x 2.46m)**

Window to rear elevation and radiator.

#### **BEDROOM ONE 13' 9" x 12' 6" (4.19m x 3.81m) plus door recess**

Window to front elevation with views towards the viaduct. Built-in wardrobes, doorway giving access to:-

#### **STUDY 7' 3" x 5' 10" (2.21m x 1.78m)**

Built-in desk and drawer unit and two storage cupboards over. Built-in bookshelf and doorway accessing:-

### EN-SUITE SHOWER ROOM

Shower cubicle, pedestal wash hand basin and close coupled WC.

Part tiled walls and chrome heated towel rail. Access to:-

### FAMILY BATHROOM

Shower cubicle, bath, close coupled WC and pedestal wash hand basin. Radiator, part tiled walls and extractor fan.

### SECOND FLOOR LANDING

Storage into eaves. Access to:-

#### **BEDROOM FIVE 10' 10" x 8' 5" (3.30m x 2.56m) reduced headroom to two sides**

'Velux' window. Door to:-

#### **BEDROOM FOUR 13' 6" x 10' 4" (4.11m x 3.15m) maximum measurements**

Window to the front elevation with fabulous views over Truro and the viaduct. Radiator and built-in wardrobe plus storage into eaves.

Access to:-

### JACK AND JILL EN-SUITE

Close coupled WC and pedestal wash hand basin. Chrome heated towel rail, tiled floor and walls and storage into eaves.

### EXTERIOR

As previously mentioned Trewinnard Court has an impressive entrance accessing the communal gardens and grounds with direct access to number 5 leading to two allocated parking spaces along with a:-

#### **SINGLE GARAGE 20' 8" x 10' 8" (6.29m x 3.25m)**

A single garage with power connected and a useful mezzanine storage over.

### GARDENS

The front garden has granite steps descending from the main entrance to a feature paved patio with pedestrian gateway to side and a lawned garden with a good range of mature shrubs and trees and enjoying a good degree of privacy. Further steps descend down to an additional area of garden with patio, a useful storage shed, flower beds and a gateway to a pathway.

### SERVICES

Mains drainage, mains water, mains electric and mains gas.

### AGENT'S NOTE

The Council Tax band for the property is band 'G'.

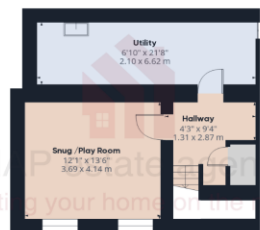
### LEASEHOLD INFORMATION

The remainder of a 999 year lease commenced in 1999 with ownership of the freehold divided into 1/8th share with the additional properties in the building. Annual charges for maintenance is currently £6,000.00 per annum including building insurance. There is no ground rent payable.

### DIRECTIONS

Proceeding from the city centre up Kenwyn Road, where the road starts to bear right turn right where Trewinnard Court is located on the right hand side and a MAP For Sale sign has been erected for identification purposes. If using What3words:-unions.lion.sings

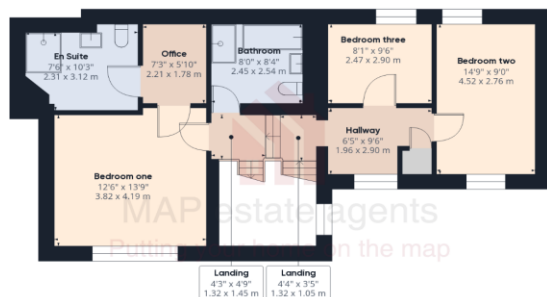




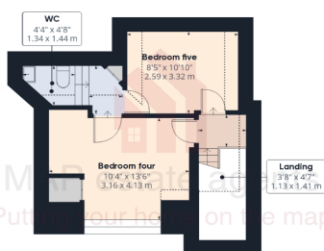
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 3 Building 1

Approximate total area<sup>®</sup>  
 2144.28 ft<sup>2</sup>  
 199.21 m<sup>2</sup>  
 Reduced headroom  
 51.02 ft<sup>2</sup>  
 4.74 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
 Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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MAP's

## Top reasons to view this home

- Beautifully presented family home within an Edwardian building
- Formerly the cathedral school for Truro set in the desirable Kenwyn area of Truro
- Many characteristic features you would associate with a property of this period
- Generous kitchen/diner with integrated appliances, separate utility room
- Five bedrooms with two having en-suites
- Feature dual aspect lounge overlooking the garden
- Boot room plus additional snug/playroom
- Adaptable accommodation arranged over four floors
- Well stocked south east facing gardens
- Garage plus additional parking spaces to the side

01209 243333 (Redruth & Camborne)  
 01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)  
 01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)  
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