

PENARTH
TRURO

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Penarth, St Clements Hill, Truro TR1 1NX

A remarkable Grade II-listed house looking out across beautiful rolling countryside on the edge of Truro, meticulously restored to create a beautiful family home with imaginative interiors.

- 4 bedrooms • 4 reception rooms plus sunroom • 2 internal 1-bedroom annexes
- Recently meticulously renovated • Beautifully planted semi-walled gardens
- Triple garage and private parking • Grade II Listed • 5513 sqft











SETTING THE SCENE

Truro boasts a wide and varied mix of national and boutique retailers within the pretty cobbled streets radiating from Truro's iconic Cathedral. An eclectic mix of restaurants, coffee shops and bars, a cinema, and art galleries are complemented by the national-class Hall for Cornwall, which has recently had a multi-million pound refurbishment.

The city also provides the main business links for Cornwall and offers excellent private and state schooling, with a mainline link to London Paddington including overnight 'sleeper' service. Sports enthusiasts are particularly well-catered for with two tennis clubs along with squash, rugby, football and cricket clubs within the city. Watersports are readily accessible with the north coast surfing beaches and the highly regarded sailing waters of the Carrick Roads on the south coast, both within a short drive.

HISTORY

Penarth was built as the St Clement Workhouse, in 1829 and it housed mainly women and children. It employed a master and matron and a school teacher, and in 1841 it housed 124 paupers.

THE TOUR

Nestled on a quiet lane at the edge of the Cathedral town of Truro, sits this handsome Grade II Listed house. Rich in history and character, the property dates back to 1829 and extends to over 5500 sqf. The main house comprises four large bedrooms and four reception rooms along with a delightful sunroom. Neatly bookending the property there are two internal one-bedroom annexes that have been exceptionally well-finished, offering incredibly versatile accommodation with potential for a wide range of uses.

Period proportions define the imaginative interiors, where a playful palette and bold patterns have been used with an intelligent sensibility, to bring a contemporary touch to the impressive original features, such as intricate cornicing and a remarkable bifurcated staircase. The unexpectedly peaceful setting and far-reaching bucolic views allow the house to feel private and almost rural, all the while remaining just a short walk to the city's charming cobbled streets and amenities, as well as some of the South Wests finest schools.

STEP OUTSIDE

The large rear walled garden opens from the main house to a delabole slate terrace with plentiful space for seating. This descends to a series of paths that weave through drifts of herbaceous perennials, with surrounding walls and hedges framing the view of the hills and fields beyond. Carefully shaped and planted, the garden echoes the tradition of classical gardens, but the variety of species and combination of plants create looseness, softening the formality of its appearance.

To the front of the property there is a triple garage and a sequence of vegetable beds, blossom trees and the all-important greenhouse. The second annexe living space leads to a smaller, beautifully planted courtyard area, separated from the main garden via a gate.

SERVICES

Mains water and electricity, private drainage and gas fired central heating.

DISTANCES (All distances approximate)

Truro (centre) 0.6 miles, Truro Golf Club 2 miles, Truro Lawn Tennis Club 2 miles, Royal Cornwall Hospital, Treliske 2 miles, St Agnes 9 miles, Falmouth 11 miles, Cornwall Airport (Newquay) 19.5 miles

WHAT3WORDS LOCATION

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COUNCIL TAX BAND

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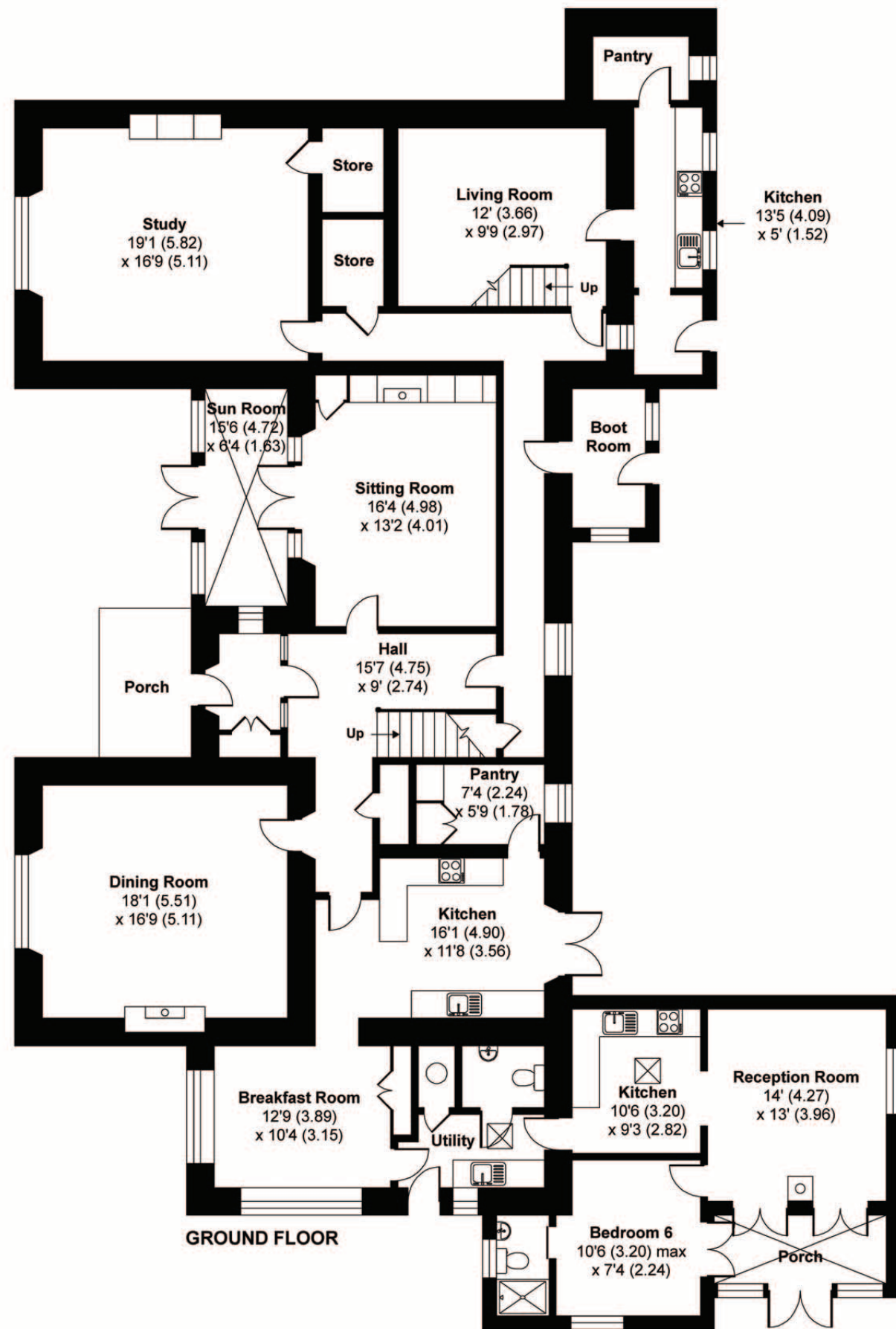
DIRECTIONS

Travelling down Morlaix Avenue on the A39, take the third exit at the Trafalgar roundabout. Take the third right and Penarth will be found on the right after 200 ft.

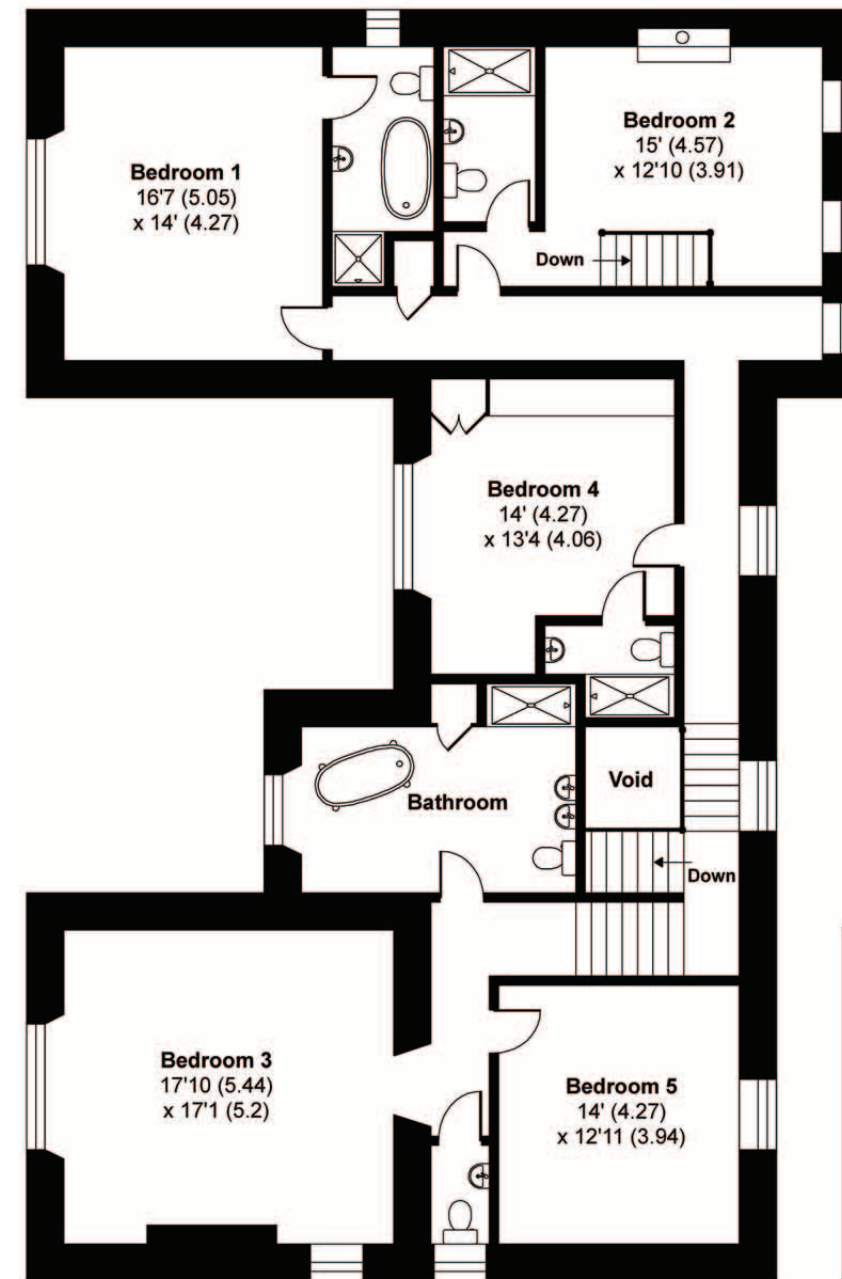
Penarth, St. Clements Hill, Truro, TR1 1NX

Main House = 5057 sq ft / 469.7 sq m
 Total = 5513 sq ft / 512.1 sq m (includes triple garage)

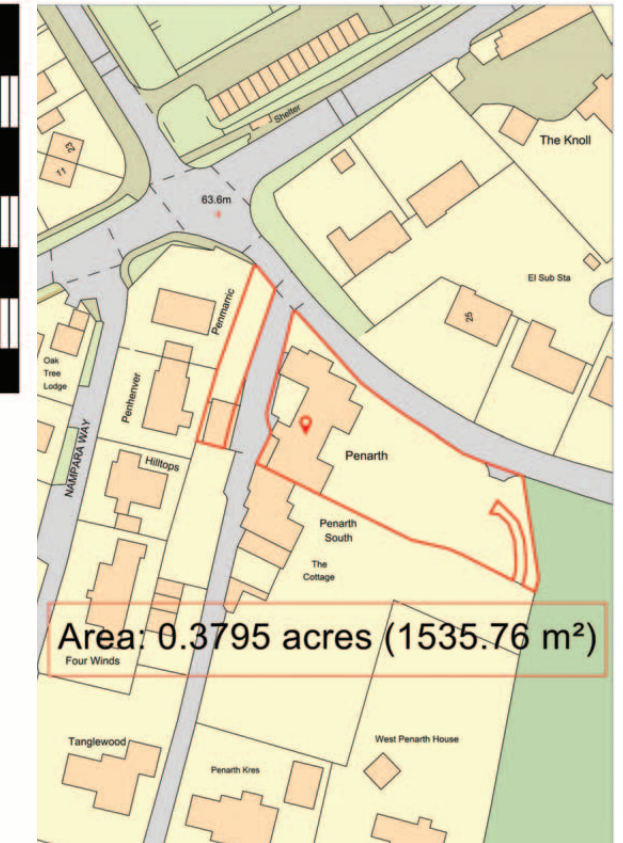
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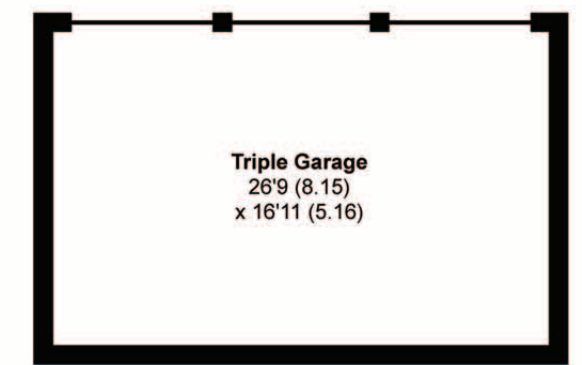
GROUND FLOOR



FIRST FLOOR



Area: 0.3795 acres (1535.76 m²)



Triple Garage
 26'9 (8.15)
 x 16'11 (5.16)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Shore Partnership Limited. REF: 985385

ANTI-MONEY LAUNDERING REGULATIONS

It is a legal requirement that we receive verified identification from all buyers before a sale can be formally instructed. Your cooperation on this matter is much appreciated to ensure there is no unnecessary delay in concluding a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FUNDING

Prior to agreeing a sale, our clients may require us to obtain a proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays and will inform you of what we require prior to agreeing a sale.

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