



1, TREWINNARD COURT

Kenwyn, Truro





1 Trewinnard Court, Kenwyn Church Road, Truro, TR1 3DR

Elegant and spacious period residence located in the highly desirable Kenwyn area of Truro.

- Substantial accommodation with over 3,100 sq ft
- Up to five bedrooms plus study
- Superb double aspect sitting room
- Formal dining room
- Kitchen / breakfast room
- Spacious master bedroom with en suite bathroom
- Two further first floor double bedrooms
- Three second floor rooms (bedroom, study and store room)
- Three bathrooms in total
- Well-tended and mature southwest facing gardens and patio
- Large garage and allocated parking space

Truro city centre – 1; Boscawen Park & tennis courts – 2; Idless Woods – 2; Malpas – 3; Trelissick Garden (National Trust) – 6; St Agnes – 7.5; Falmouth – 12; St Mawes – 19; Cornwall Airport – 19.5

(All distances are approximate and in miles)

Ground floor

Kitchen / breakfast room with NEFF appliances and view of the main courtyard. Dual aspect and access to the inner hallway.

Living room with an outlook of the gardens and French doors to the patio. An elegant and very well-proportioned double aspect sitting room with real flame fire, picture rails and a great feeling of light and space.

Dining room with generous proportions and outlook to the main courtyard. A formal and elegant room with three recesses.

WC, coats cupboard and rear porch providing further access to the garden.

First floor

Master bedroom with en suite bathroom, fitted cupboard and very generous proportions. Outlook to the courtyard.

Guest bedroom with a double aspect providing a view of the front entrance, garden and courtyard.



Bedroom / dressing room with fitted cupboards and a view of the gardens and towards Truro.

Utility / linen room with immersion system, shelving and window to the front.

Family bathroom with 3-piece suite double aspect outlook of the garden and front entrance.

Second floor

Bedroom with charming window and outlook towards the main courtyard.

Study / bedroom with double aspect views of the gardens, towards Truro and the front entrance.

Store room with outlook of the front entrance.

Bathroom with Velux window and three-piece suite.

GIA not including garage: 3,164 sq ft / 294 sq m

GIA of garage: 283 sq ft / 26 sq m

Garden, garage and parking

Sunny, southwest facing garden with a level area of lawn and tall hedging providing superb privacy from Kenwyn Road. Garden shed, mature trees and sun-trap patio. Large single garage situated through inner courtyard with nearby communal bin store area. Allocated parking space directly outside the property with further visitor parking.

Location

Kenwyn Church Road is a leafy, edge of Truro location with the historic Kenwyn Church within a short walk. Within walking distance of Trewinnard Court are Truro's varied shops, cathedral, restaurants, museum, cinema and coffee shops. Idless Woods are just two miles away where there are wonderful woodland walks and cycle trails along with a popular open-air café.

Tenure and services

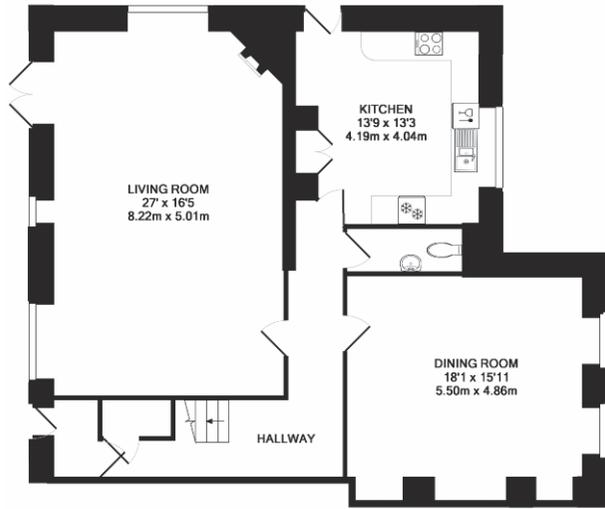
Leasehold (999 years from inception in 1999). Ownership of Freehold vested within Trewinnard Court Management Limited of which number one has a 1/8 share. Annual charges commensurate with size of property with number one paying around £4,000 per annum (including building insurance, management fees, maintenance of communal areas, roof repairs, window cleaning and contribution to sinking fund). Council Tax G.

Mains electricity, water, drainage and gas. Gas central heating. Superfast Broadband is available in the postcode.

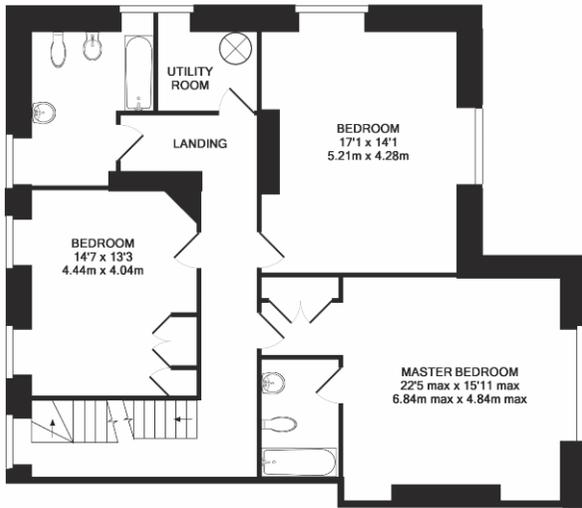
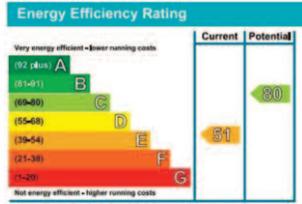
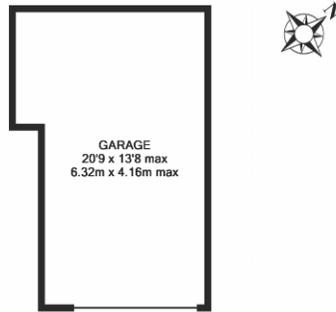


Shore recommendations

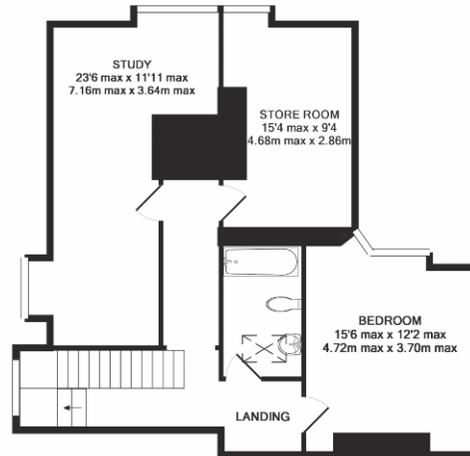
- Take a walk around Victoria Gardens for a colourful and peaceful break
- Visit the Royal Cornwall Museum for a fascinating insight into Cornwall's heritage
- Head to Mannings, Bustophers and The Rising Sun for Truro's best food & drink
- Some of the country's best real ale is produced in Truro at Skinner's Brewery and served at The Old Ale House.
- The cathedral holds superb concerts year-round and The Old Bakery Studios is now an established venue on the gigging circuit
- Visit Lemon Street Market for boutique shopping and great coffee
- Play tennis at the refurbished courts at Boscawen Park
- Enjoy dog walking and mountain biking at Idless Woods, Roundwood Quay and Trelissick
- Take the train to Falmouth, Penzance and London from Truro's mainline station



GROUND FLOOR
APPROX. FLOOR
AREA 1349 SQ.FT.
(125.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1096 SQ.FT.
(101.8 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 718 SQ.FT.
(66.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 3164 SQ.FT. (293.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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FIXTURES AND FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.



PROPERTY AGENTS

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www.shorepartnership.com

contact@shorepartnership.com | 01872 484484