



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9896

Offers over £725,000

4 Knights Hill,
Kenwyn, Truro, Cornwall, TR1 3UY

FREEHOLD



To be sold for the first time in 17 years.

An exciting opportunity to acquire a superb, detached 4 double bed roomed, 2 reception roomed plus study executive style house within an exclusive enclave in the desirable Kenwyn area of Truro. Occupying a large plot of about $\frac{1}{4}$ of an acre at the end of a private driveway with extensive, private south facing rear gardens plus integral double garage and large parking area.





SUMMARY OF ACCOMMODATION – In all, about 2,100sq.ft.

Ground Floor Entrance hall, living room, dining room, kitchen, utility room, ground floor wc, study, boot room, integral double garage.

First Floor Principal bedroom with dressing room and en-suite bathroom, 3 further double bedrooms, family bath/shower room.

Outside Long driveway leading to parking for 3-4 vehicles as well as the integral double garage. Large, private and well planted front garden, side garden leading through to the rear garden which is extremely well planted with high fencing and well planted borders, with greenhouse, large timber shed at the bottom of the tiered garden.

DESCRIPTION

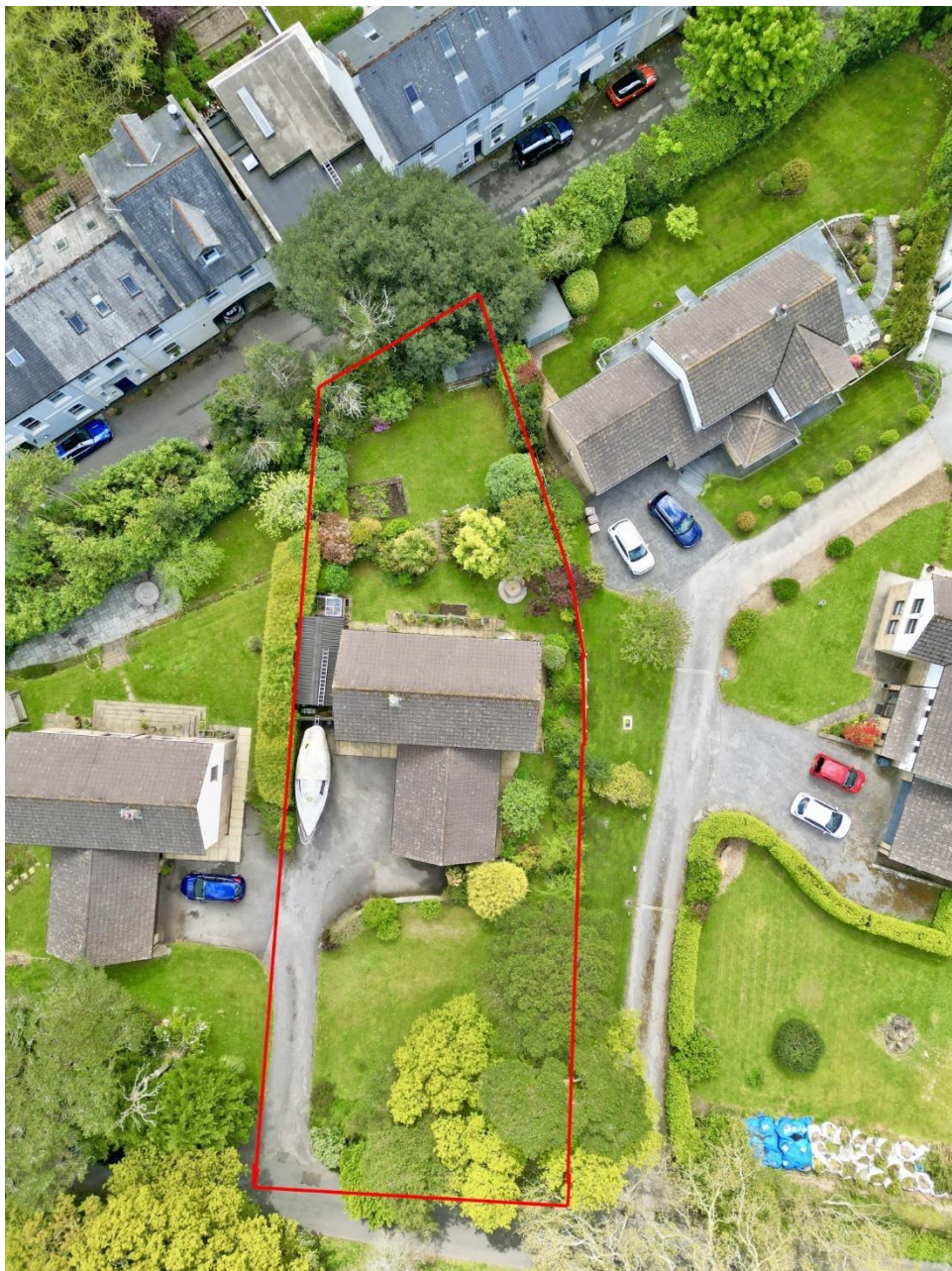
To be sold for the first time in 17 years, the availability of 4 Knights Hill represents an exciting opportunity to acquire a fantastic, detached family home in one of Truro's very best residential locations.

Built, we understand in 1983, the property has attractive brick and rendered elevations and is just one of two in this exclusive enclave.

The accommodation, which is immaculately presented, comprises a voluminous entrance hall with access to the integral double garage with a small flight of stairs descending to the dual aspect living room, dining room with sliding door to the rear garden, the beautifully appointed kitchen is also dual aspect, a large useful utility room, study which could potentially be utilised as a small fifth bedroom, a ground floor wc and a boot room with very useful storage.

On the first floor, the principal bedroom has a walk through dressing area with built-in wardrobes, a large dual aspect principal bedroom and en-suite bathroom. On this floor there are three further double bedrooms and a large immaculately presented family bath/shower room as well as very useful built-in storage off the landing.

Externally, a long driveway which is owned by 4 Knights Hill and a right of way for the neighbouring property to access their driveway, with a large almost level lawned garden with well planted borders wraparound leading to the beautifully planted and stocked rear tiered garden with high fencing with a raised terrace which can also be accessed off the dining room and has two large tiered sections as well as a greenhouse and large timber shed. Occupying a very generous plot of just over $\frac{1}{4}$ of an acre in total (a real rarity for houses in Truro) with a high degree of privacy and enjoying a fantastic bright south facing aspect.



LOCATION

Knights Hill is well situated within Truro and is within walking distance of the city centre. Surprisingly it is also within walking distance of a designated Quiet Lane which leads to the pretty hamlet of Idless and public woodland that is much enjoyed by walkers, dog owners, horse riders and cyclists.

All of the facilities of Truro are on the doorstep, and this is an ideal family home with no commuting for children, socialising or schooling. Truro is Cornwall's administrative, business and shopping capital with many national and local boutique retailers among its attractive cobbled streets. The city has more recently gained a reputation as Cornwall's best served and most varied evening entertainment centre, with a large variety of differing restaurants and bars along with a cinema, and recently updated Hall for Cornwall theatre.

Truro is also ideally situated for sporting activities with several good quality golf clubs nearby, a sports centre with swimming pool, squash club, two tennis clubs, rugby and football clubs. Water sports are also near to hand as Truro is no more than 15 minutes' drive to either the north coast for surfing or the Carrick Roads, on the south coast for sailing.



THE ACCOMMODATION COMPRISES **(all floor plans and dimensions are approximate)**

From the driveway a step ascends to the composite front door opening through to the voluminous:-

ENTRANCE HALL With stairs rising to the first floor, door into the integral double garage, steps descending to the inner hall with doors into the ground floor wc, study, utility room, dining room and:-



LIVING ROOM – 19'11" x 12'8" A large dual aspect room with wood effect uPVC double glazed windows to the rear and side elevation with delightful views over the rear tiered garden. White painted brick fireplace with inset gas fire set upon slate hearth. From this room a square arched opening leads through to the:-



DINING ROOM – 12'8" x 10'1" With wood effect uPVC double glazed window and sliding door opening to the raised sun terrace and the rear garden. Double doors open back into the inner hall and a door leads through to the:-



KITCHEN – 12'5" x 9'5" A dual aspect room with double glazed windows to the rear and side elevation. Beautifully appointed kitchen with wooden base units set under worktop with matching wall units with undermounted 1½ bowl drainer sink with cut drying grooves and hot and cold mixer tap. With built-in Neff oven, with Bosch four ring gas hob above and modern extractor above. Space and plumbing for dishwasher. Breakfast bar below the rear window overlooking the beautiful garden. From the kitchen a door opens into the:-



UTILITY ROOM – 11' x 6'10" Which can also be accessed off the inner hall with double glazed window overlooking the front and side garden and door into the boot room. Matching wooden base and wall units set under quartz effect worktop with an overmounted drainer sink with hot and cold mixer tap. The boiler is situated under the counter.

STUDY – 12'1" x 6'3" Double glazed window to the front elevation. This room could also be utilised as a small fifth bedroom.

BOOT ROOM – 7'10" x 6'7" Obscure double glazed windows and doors opening to the side garden with further door into the integral double garage with built-in storage and space and plumbing for white goods.

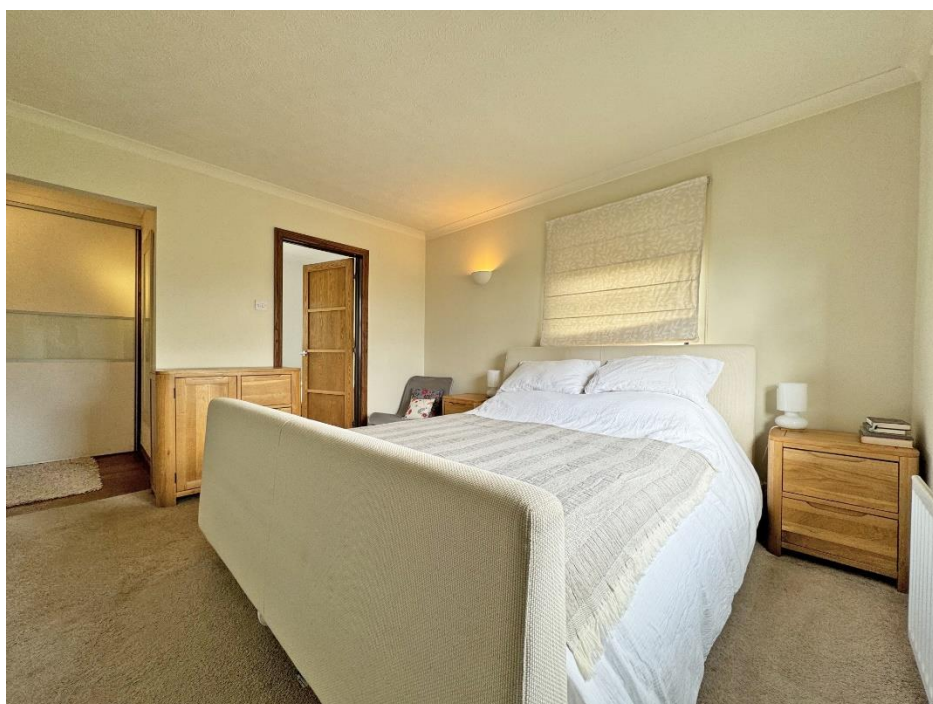
The inner hall has large built-in storage cupboards. From here, steps ascend to the:-



FIRST FLOOR

LANDING Again, with two large storage cupboards and giving access to all four double bedrooms and a family bath/shower room.

PRINCIPAL BEDROOM – 12'5" x 10'8" With walk through dressing room and built-in wardrobes opening through to the bedroom itself. Dual aspect with wood effect uPVC double glazed windows to the side and rear elevations for a fabulous leafy outlook.



EN-SUITE BATHROOM With wc with hidden cistern, wash hand basin mounted on vanity unit with hot and cold mixer tap and large oak worktop and built-in storage below and above. Large freestanding bath with hot and cold mixer taps.



GUEST BEDROOM – 12'5" x 10'6"

Again, of very good size and dual aspect with wood effect uPVC double glazed windows to the side and rear elevations, again overlooking the beautiful rear garden.



BEDROOM 3 – 10'2" x 9'2" With wood effect uPVC double glazed windows overlooking the rear garden and large useful built-in wardrobe.

BEDROOM 4 – 12'6" x 9'2" Again, with wood effect uPVC double glazed window overlooking the rear garden.

FAMILY BATH / SHOWER ROOM

Obscure double glazed window overlooking the side and front garden. Wc with hidden cistern, wall mounted wash hand basin with hot and cold mixer tap. Storage shelf and wall mounted mirror. Large panelled bath with hot and cold mixer tap and handheld shower attachments. Corner shower cubicle with rain head and handheld shower attachments with glazed screens.



OUTSIDE

Approached over a long driveway which is owned by 4 Knights Hill with the neighbour having a right of way to access their driveway, leading to driveway parking for 3-4 vehicles. There is a large almost level lawned garden to the front with well planted borders leading through to one side where a path continues to the rear tiered garden with high fencing, well planted borders and profusely stocked beds. A raised sun terrace leads to numerous seating areas, a greenhouse, and large timber shed on the lower tier of the garden.

For those looking for a family home in Truro, the size and privacy of the garden cannot be overemphasised and is a true delight and therefore a viewing is wholeheartedly recommended by the vendor's sole agent.



GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR1 3UY.

SERVICES Mains water, drainage, electricity and gas.

COUNCIL TAX BAND F (see www.mycounciltax.org.uk).

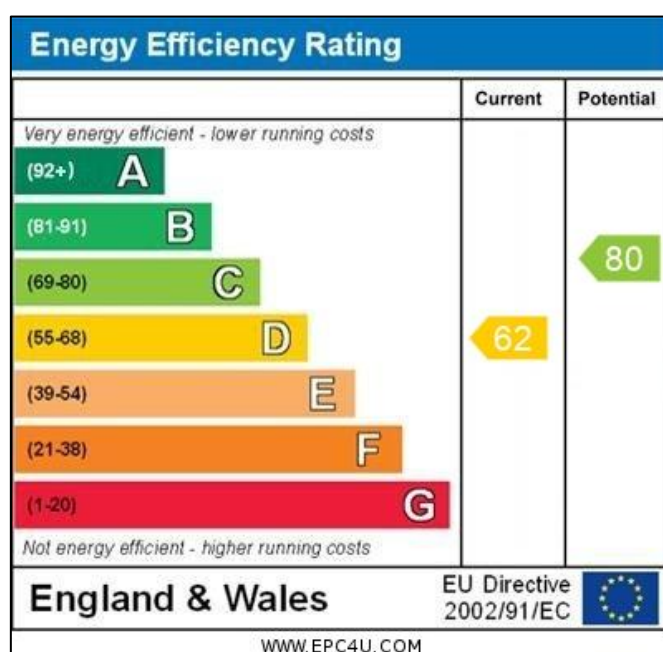
DIRECTIONS From the centre of Truro take the Kenwyn Road (B3284) towards Shortlanesend and Perranporth. As you ascend Kenwyn Hill and the road bears to the right and begins to rise up, turn right at the top of the hill beside a war memorial onto Knights Hill and then take the second right hand turn where 4 Knights Hill can be found.

AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme

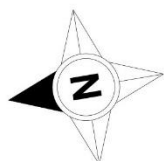
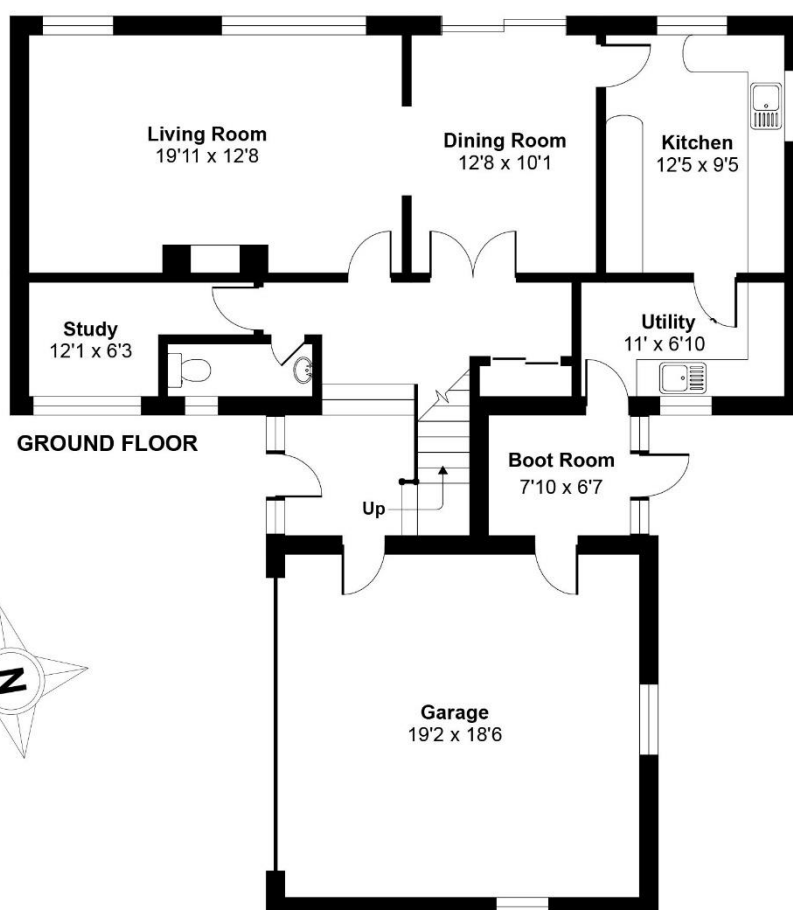
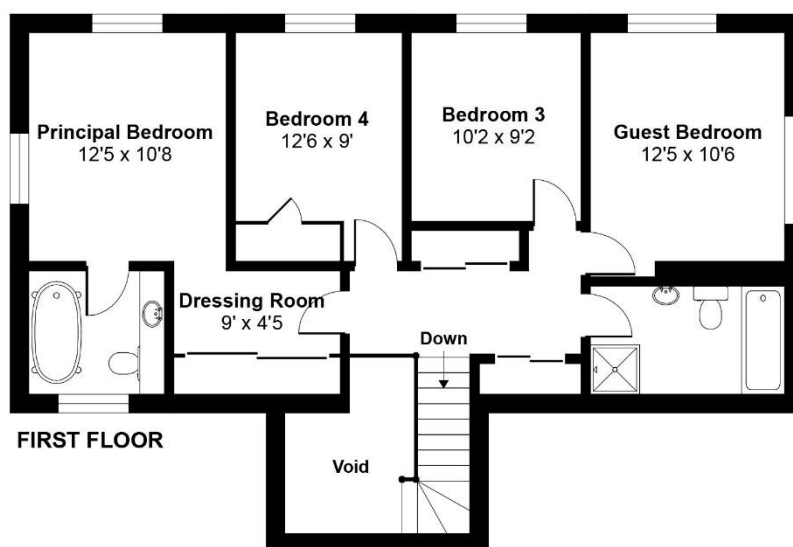


Not to scale – for identification purposes only.

4 Knights Hill, Truro

Approximate Area = 2100 sq ft / 195 sq m (includes garage & excludes void)

For identification only - Not to scale



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lillcrap Chilcott. REF: 1116155

