



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

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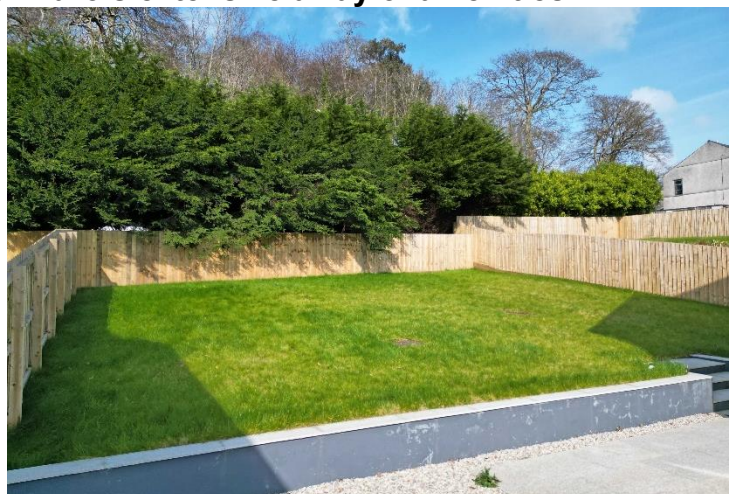
Prices from £625,000

**Chellew House,
2 The Vineyard, Beechwood Parc, Off Tregolls Road, Truro, Cornwall, TR1 1AS FREEHOLD**



Ready for immediate occupation.

A brand new, detached, energy efficient, three storey townhouse just a short walk from Truro city centre. With circa 1,900sq.ft. of stylishly presented, highly specified accommodation including a double aspect kitchen/dining room with bifold doors opening to the rear garden, a separate living room, an en-suite principal bedroom with vaulted ceiling, 3 further double bedrooms plus a study/5th bedroom. Situated within walking distance of both primary and secondary schools, a supermarket and Truro's extensive array of amenities.



**SUMMARY OF ACCOMMODATION – In all, about 1,900sq.ft.**

Ground Floor Entrance hall, shower room, study/bedroom 5.

First Floor Landing, open-plan kitchen/dining room, utility room, wc, living room.

Second Floor Landing, principal en-suite bedroom, 3 further double bedrooms, family bath/shower room.

Outside Driveway parking for several vehicles, rear garden with patio and large lawn.

DESCRIPTION

The Vineyard is an exclusive development of just 6 detached houses with Beechwood House being ready for immediate occupation. Offering luxuriously appointed, highly specified accommodation, of just over 1,900sq.ft. and arranged over three floors, with a spacious and welcoming entrance hall, large home office or fifth bedroom and a beautifully appointed shower room on the ground floor. On the first floor, a double aspect, open-plan kitchen/dining room has bifold doors to the rear patio and garden as well as having a utility and a wc off. There is also a separate, south facing living room on the first floor. On the second floor, there are four spacious double bedrooms, including an en-suite principal bedroom with a 13'2" high vaulted ceiling, plus a family bathroom. A large driveway provides parking for several vehicles and a spacious rear garden with a broad granite patio which is

perfect for outside entertaining and links beautifully to the kitchen/dining room, and a spacious level area of lawn.

Situated just off Tregolls Road and within walking distance of the city centre, The Vineyard is in a highly convenient location, close to both primary and secondary schools and just a short walk away from Waitrose supermarket and the Park & Ride.

The developer has a firm eye on running costs and the environment and the houses are expected to have an EPC rating of B88, largely due to the fitted Solar PV Panels. The necessary infrastructure is in place for an electric car charging point.

Highly specified and beautifully appointed, each house will boast a fully fitted kitchen with integrated Neff appliances, including a wine cooler, Silestone worktops, Porcelanosa tiles throughout and Duravit sanitaryware and heated mirrors in the bathrooms. The kitchen and bathrooms were designed by award winning British designer, The Mayflower Group.

New build homes in Truro are rarely available for sale and the availability of The Vineyard offers prospective purchasers a chance to acquire an eco-friendly new build home, finished to an exacting standard and within walking distance of the city centre.

LOCATION

The Vineyard is located on the eastern side of Truro less than a mile from the city centre, within very easy reach of Truro's many amenities. Waitrose supermarket is only a few minutes' walk away and the property is conveniently located for access out to St Austell or via Carland Cross to the A30.

All of the facilities of Truro are on the doorstep and this is an ideal family home with no commuting for children's 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 the successful Hall for Cornwall theatre. Many events take place on Lemon Quay which is overlooked by a flagship Marks & Spencer store. 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 a short 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 brick paved driveway a composite front door with matching slim double glazed sealed units to either side opens to:-

ENTRANCE HALL – 17' x 8'8" A wide, spacious and welcoming entrance hall with tiled flooring, turning staircase to the first floor, large understairs storage cupboard and doors to:-

STUDY / BEDROOM 5 – 16' x 12'3" A spacious room with double glazed double doors with sealed units to either side opening to the front driveway and a large walk-in linen cupboard which houses the hot water cylinder.



FAMILY SHOWER ROOM Beautifully appointed with contemporary wc with concealed cistern, cantilevered wash basin with soft close vanity drawer under, built-in large mirror, walk-in shower cubicle with additional rain shower head, heated towel rail.

FIRST FLOOR

LANDING Window at half level landing over leading to the second floor and doors to:-

KITCHEN / DINING ROOM – 21' x 17' max wall to wall A superb double aspect room with bifold doors opening to the rear patio and lawned garden, further double doors opening to a side patio, double glazed window overlooking the side of the property.

KITCHEN AREA Comprising a range of soft close handleless units under a Silestone worksurface with breakfast bar and built-in Neff appliances including fridge/freezer, oven, microwave combination oven, four ring hob, wine cooler, integrated stainless steel 1½ bowl sink, further wall mounted soft close handleless units.





Off the kitchen/dining room, doors to:-

UTILITY ROOM With soft close base units under a wood effect worktop with space for a washer and a dryer, stainless steel sink with drainer, double glazed window overlooking the rear garden, further tall unit which houses the Worcester boiler, electrical cupboard and door to the rear garden.

WC Tiled to half height with contemporary wc with concealed cistern, cantilevered wash basin, double glazed window overlooking the side path.



LIVING ROOM – 21'7" x 13'7" A superb light and spacious room with double glazed windows facing south overlooking the front of the property plus four sealed units also overlooking the front.



From the landing, a turning staircase with triple pane double glazed window over leads to:-

SECOND FLOOR

LANDING With built-in storage cupboard with radiator, loft access hatch, radiator and doors to:-

PRINCIPAL BEDROOM – 12'6" x 12' max wall to wall A beautiful principal bedroom with 13'2" high ceiling and large double glazed triangular windows, radiator and door to:-



EN-SUITE SHOWER ROOM – 6' x 4'2" Beautifully appointed with contemporary wc with concealed cistern, cantilevered wash basin with soft close vanity drawer under, large built-in mirror, Velux skylight, walk-in shower cubicle with additional rain shower head, heated towel rail.

BEDROOM 2 – 12'1" x 11'9" max wall to wall Large double bedroom with double glazed windows overlooking the rear garden, radiator.

BEDROOM 3 – 12'1" x 9'4" max wall to wall Large double bedroom with double glazed window overlooking the rear garden, radiator.

BEDROOM 4 – 12'6" x 9'4" 10'6" high ceiling and double glazed windows overlooking the front of the property, radiator.





FAMILY BATH / SHOWER ROOM – 8'1" x 7'2" max wall to wall Beautifully appointed with contemporary wc with concealed cistern, cantilevered wash basin with soft close vanity drawer under, large built-in mirror, built-in bath, large walk-in shower cubicle with additional rain shower head, heated towel rail.

OUTSIDE

To the front a large brick paved driveway provides parking for numerous vehicles with a deep planted bed to one side and a wooden gate to the other which opens to the side path where a metal staircase leads to the rear garden and patio.

The rear garden boasts a broad and deep paved patio, perfect for alfresco dining and outside entertaining and from here three paved steps lead to a large area of lawn with close board fencing as well as deep mature hedging and trees on two sides.



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 1AS.

SERVICES Mains water, drainage, electricity and gas. Solar PV system.

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

DIRECTIONS Heading away from Truro up Tregolls Road towards Waitrose you will arrive at a set of traffic lights and a speed camera. Make sure you are in the far right hand lane

and take the right hand turning. Continue along this road ignoring the turning on your right to Chellev Road. The Vineyard will be found on your left hand side.

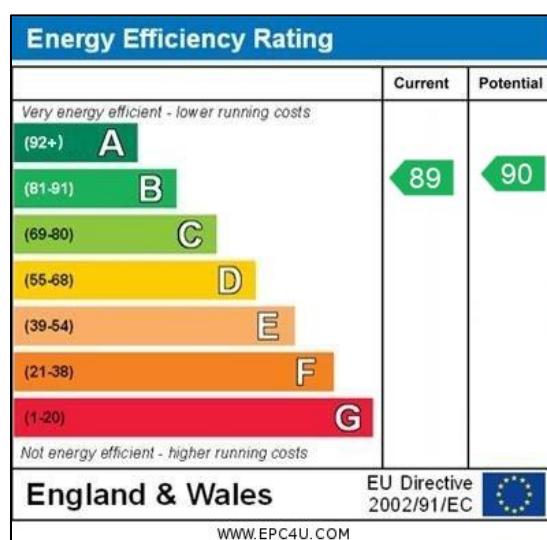
AGENT'S NOTE 1 The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the 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.

AGENT'S NOTE 2 The internal photographs used in these sales particulars are taken from Beechwood House, 1 The Vineyard which has since sold.

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.



