



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10243

£775,000

3 The Haven,
Bosvigo Lane, Truro, Cornwall, TR1 3FQ

FREEHOLD



An exemplary, exquisitely presented 4 bedroomed, 3 bath/shower roomed detached modern house of particular architectural style and quality, in a quiet enclave, off a long private driveway in an exclusive small development of just five detached homes in a tranquil, riverside location within walking distance of Truro city centre. Boasting brick paviour driveway parking and a large integral garage, spacious and naturally light accommodation, arranged over three floors plus an exquisite long southerly facing rear garden.





SUMMARY OF ACCOMMODATION

Ground Floor Entrance hall, cloakroom/wc, large kitchen/dining/family room, utility room, large integral single garage.

First Floor Landing, sitting room with sit out balcony, 2 double bedrooms, family bathroom.

Second Floor Landing, principal bedroom with walk-in wardrobe, en-suite shower room and southerly facing sit out balcony, en-suite second bedroom with Juliet balcony overlooking the river.

Outside Brick paviour driveway parking for 3/4 vehicles, large integral garage. Alfresco dining terrace, steps up to a long, level south facing lawned rear garden, further raised garden and detached, sedum roofed garden studio (available by separate negotiation).

DESCRIPTION

The Haven is a quiet, exclusive enclave of just five exemplary detached homes, boasting an impressive EPC rating – with number 3 being the subject of recent, comprehensive interior and exterior redecoration and is now found in true turnkey order throughout. The house benefits from well insulated construction, underfloor heating to the ground floor with radiators

to the first and second floors, triple glazed windows and doors throughout – with much of the glazed rear elevation facing in a southerly direction and benefitting from the warmth of the solar gain. Completed in 2017, this interesting enclave of architect designed homes immediately adjacent to the River Kenwyn, down a private driveway and a short level walk from Truro city centre and all of its amenities.



Number 3 is the middle of the row of five detached homes, benefitting from brick paviour driveway parking for 3-4 vehicles in addition to the large integral garage. The ground floor comprises a cloakroom/wc, entrance hall, an impressive southerly facing and beautifully appointed kitchen/dining/family room, plus utility room, with the dining space flowing out to an alfresco dining terrace in the beautifully relandscaped rear garden. On the first floor there is a cosy sitting room to the front with easterly facing sit out balcony overlooking the river, two double bedrooms and a beautifully appointed family bathroom. On the second floor there are two further large double bedrooms, bedroom 2 to the front boasting a Juliet balcony and beautifully appointed en-suite shower room, with the principal bedroom suite benefitting from a walk-in wardrobe, lavishly appointed en-suite shower room and broad southerly facing sit out balcony with a vista across the garden below and mature woodland beyond. Throughout, found in exemplary decorative order, with well considered and beautifully appointed accommodation.

To the rear, is the most surprising, delightful southerly facing lawned rear garden, given its immediacy to the city centre, boasting a particularly high degree of peace and privacy in this lesser known riverside location. A lower, broad alfresco dining terrace is approached via the kitchen/dining/family room and basks in the best of the days sunshine, with a flight of easy rising steps ascending to the middle terrace, a broad and surprisingly deep level lawned garden bordered on either side by close board fencing, beautifully planted with colourful borders and further short flight of steps ascend to another plateau seated area,

again beautifully appointed with a detached, sedum roof contemporary garden studio or home office, available by separate negotiation.

An internal viewing is unhesitatingly recommended to appreciate the space, layout and quality of accommodation on offer, alongside the serene setting and surprisingly large southerly facing rear garden.

LOCATION

Truro is the administrative capital of Cornwall and is centred around the magnificent cathedral and has delightful, cobbled streets lined with Georgian and Victorian buildings. Truro has a wide variety of bars, restaurants and cafés, both locally owned and chains that are a draw to people from around the county. Lemon Quay piazza is overlooked by a flagship Marks & Spencer store as well as the recently reinvented Hall for Cornwall theatre and there is also a multi-screen cinema in the city. Regular markets take place on Lemon Quay piazza as well as events throughout the year. The city has excellent schooling facilities and three private schools that are all nationally well regarded. The city has a wide range of sports clubs and societies, all helping to make it one of the most desirable places to live in the county.

Truro is perfectly placed for access to the Fal River, the surrounding creeks and tributaries with the Carrick Roads estuary providing some of the safest and best day sailing waters in the country. Many of the creeks and villages along its estuary provide boating facilities. There is an excellent golf course at Truro whilst the surrounding countryside provides many picturesque and scenic walks. A few miles to the north are Perranporth and Newquay where there are long sandy surfing beaches and dramatic walks over rugged headlands.

Truro has a mainline station on the Penzance to Paddington line with London being about 4½ hours away. There is a large coach station and the nearby A30 expressway remains largely dual carriageway throughout the county and to the motorway network at Exeter.

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

A part covered open air entrance porch leads from the driveway parking to a composite front door, which in turn opens through to:-

ENTRANCE HALL With doors to cloakroom/wc, integral garage and open-plan kitchen/dining/family room. With a turning staircase with oak handrail and glass balustrade ascending to the first floor landing. The entrance hall complemented with oak skirtings and doorframes, contemporary internal oak doors with underfloor heating and a range of inset LED downlighters.

CLOAKROOM / WC Beautifully appointed with high quality travertine style tiling with mosaic inserts, lit by an obscured double glazed window on the side elevation. Fitted with a low level concealed flush wc and wall mounted wash hand basin above a small vanity unit, beneath a LED backlit mirror. Warmed by a ladder style wall mounted heated towel rail and further lit by a range of inset LED downlighters. Extractor fan.

**KITCHEN / DINING /
FAMILY ROOM – 20'10"
x 17'1" overall
measurements**

A very naturally light, southerly facing large open-plan room, with double glazed window and pair of full height glazed doors on the rear elevation, both opening out to and overlooking the south facing, beautifully landscaped rear garden, immediately opening from the dining area to a broad alfresco dining terrace.



The kitchen/dining/family

room has plentiful space for a dining table and chairs, sofa and a small seating area.

KITCHEN AREA Beautifully appointed with a range of matt grey fitted wall and base units under high quality granite worktops, set round a crescent shaped kitchen island with cantilevered worktop for bar stools, the kitchen island housing the Neff induction hob with extractor fan over and fitted base units, with the Neff double oven fitted at mid height and space for American style fridge/freezer. Undercounter concealed Neff dishwasher and a 1½ bowl stainless steel sink and drainer, with part glazed oak door leading through to the utility room. Range of inset LED downlighters and continuation of the underfloor heating.

UTILITY ROOM – 12'4" x 5'8" Another practical space, lit by an obscured tall fixed glazed window on the front elevation, with a full height glazed door on the side elevation opening out and round to the garden. The utility room acting as a very practical overflow store to the kitchen with plentiful wall and base units, with thick square edge oak worktops, an undermounted stainless steel sink and drainer with mixer tap over, a double glazed window on the rear elevation overlooking the garden. The utility room has space and plumbing for a washer/dryer, and a larger unit housing the Worcester combination central heating boiler. Inset LED downlights.

From the entrance hall, turning stairs ascend to:-

FIRST FLOOR

LANDING Doors to the sitting room, family bathroom and both bedrooms 3 and 4 plus a very useful and particularly spacious airing cupboard off the landing, with shelved space and a broad hanging rail.

SITTING ROOM – 17'9" x 12'4" An impressive, light and spacious, yet cosy sitting room with full height glazed doors on the front elevation, opening to a deep sit out balcony terrace, facing in an easterly direction to best enjoy the morning's sunshine, with a view across the

private shared driveway to the river Kenwyn beyond. Engineered oak flooring, a range of inset LED downlighters and warmed by a broad central heating radiator.



BEDROOM 3 – 12'8" x 12'4" A spacious double bedroom positioned to the rear of the house, with broad array of triple glazed windows enjoying a southerly vista across the immaculate hard landscaped rear garden. A good sized double bedroom, with central heating radiator and useful fitted wardrobe providing shelved storage. Inset LED downlighters.



BEDROOM 4 – 12'8" x 9'5" Another good sized

double bedroom, dual aspect with a tall triple glazed window on the front elevation, and near full height triple glazed window on the southerly sunny rear elevation overlooking the rear gardens. Currently utilised as a home office/occasional bedroom, but again with wardrobe providing shelves and hanging storage. Central heating radiator. Inset LED downlighters.

FAMILY BATHROOM Positioned to the front of the house, with an obscured triple glazed window on the front elevation, the bathroom beautifully appointed with contemporary white three piece suite with a feature double ended slipper freestanding bath with central column mixer tap with handheld shower attachment, broad wash hand basin set on a oak effect vanity unit, adjacent to a low level concealed flush wc. Tiled to floor and walls, with travertine style tiling with inset mosaic and warmed by a ladder style wall mounted heated towel rail and further lit by a range of inset LED downlighters.



From the first floor landing, turning stairs with oak handrail and glass balustrade ascends to:-

SECOND FLOOR

HALF LANDING Tall obscured glazed window on the side elevation and doors leading to the remaining two bedrooms and access to the part boarded attic space, passing a tall window at the half landing.

BEDROOM 1 – 17'2" x 11'7" A particularly spacious and very well proportioned principal bedroom, positioned to the rear and enjoying a sunny southerly aspect across the landscaped rear garden and to the mature treeline beyond, a large bedroom with triple glazed window and full height triple glazed doors opening to and overlooking a deep sit out balcony which enjoys the best of the days sunshine. A large bedroom, warmed by a central heating radiator and further lit by a range of inset LED downlighters complemented by a walk-in wardrobe, beautifully appointed with oak handing and shelved storage, further lit by a tall obscure glazed window on the front elevation, with the walk-in wardrobe warmed by a wall mounted central heating radiator, and further leading to a beautifully appointed:-

EN-SUITE SHOWER ROOM Lavishly appointed with a oversize walk-in shower enclosure with fixed glazed screen, with stone effect tiling to the shower enclosure and travertine effect to the remainder, the shower enclosure with a rainfall shower

head and separate handheld attachment, low level concealed flush wc and broad wall mounted wash hand basin set on a two drawer vanity unit beneath an LED backlit mirror. Further lit by an obscured triple glazed window on the rear elevation, range of inset LED downlighters and warmed by a ladder style wall mounted heated towel rail. There is also a useful shelved airing storage cupboard.



BEDROOM 2 – 13'3" x 12'4" Another very well proportioned large bedroom, flooded with light from a pair of full height glazed doors on the front elevation opening to a Juliet balcony with view down towards the River Kenwyn, a spacious bedroom warmed by central heating radiator and further lit by a range of inset LED downlighters, complemented by beautifully appointed:-



EN-SUITE SHOWER ROOM Again lavishly appointed with an oversized walk-in shower enclosure with rainfall shower head and fixed glazed screen with stone effect contemporary tiling and travertine style wall and floor tiles to the remainder, lit by an obscured triple glazed window on the front elevation, broad vanity mounted wash

hand basin with two pull out drawers, and a low level concealed flush wc. Further lit by a range of inset LED downlighters and warmed by a ladder style heated towel rail.

OUTSIDE

To the front, approached off a long private driveway, is brick paviour driveway parking for 3-4 vehicles in front of the large integral garage (see below). A pedestrian gate to the side leads around to the rear garden.

INTEGRAL GARAGE – 19'6" x 12'2" max measurements Remote operated up and over single garage door, a particularly practical and large integral garage, with radiator, lighting and power connected making this an ideal home gym, workshop or garage with room to park a car.

The rear garden is a particularly special, when considered amongst its location, just a short stroll from Truro city centre. The garden is both surprisingly broad and deep, with a south facing orientation to the rear, arranged as a low maintenance, lower alfresco dining terrace approached from the kitchen/dining/family room, basking in the best of the day's sunshine, with steps ascending up to the middle terrace. The largest area of garden, a level lawned area bordered by close board fencing on either side with colourful planted beds with an array of specimen plants with a short flight of steps thereafter ascending to the higher terrace. Another low maintenance area of garden, with small feature pond and colourful planted beds, its main feature being a fantastic, glass fronted contemporary garden studio with living sedum



roof, ideal as a home office or small studio (available by negotiation), positioned with the vista back down the garden to the rear elevation of the house. Beyond this terrace is a sloping section of garden which has been beautifully planted with an array of mature shrubs and trees, beyond which the backdrop of the mature woodland ascending the hillside.

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 3FQ.

SERVICES Mains water, drainage, electricity and gas.

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

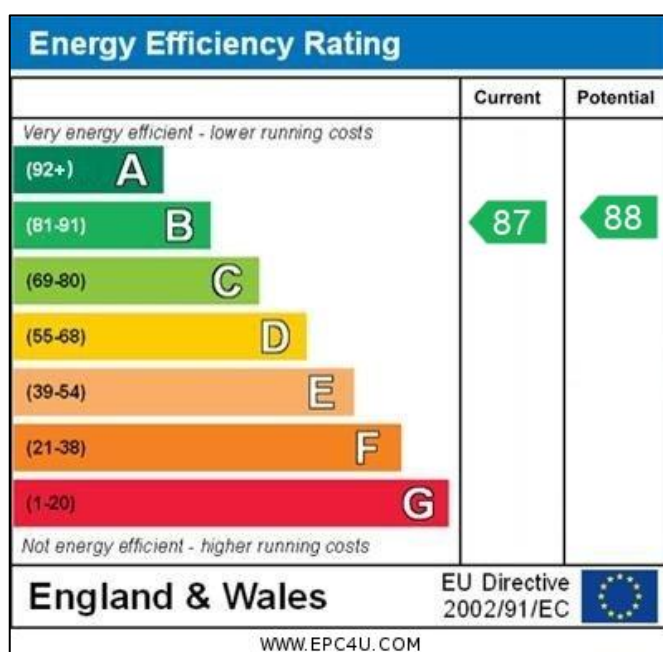
DIRECTIONS Proceeding along Treyew Road away from Truro, and after passing New County Hall on the left, proceed straight over the roundabout and take the next right onto Dobbs Lane. Proceed to the bottom of the hill, and take the right hand turn before crossing the bridge at the bottom into 'The Haven'.

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.

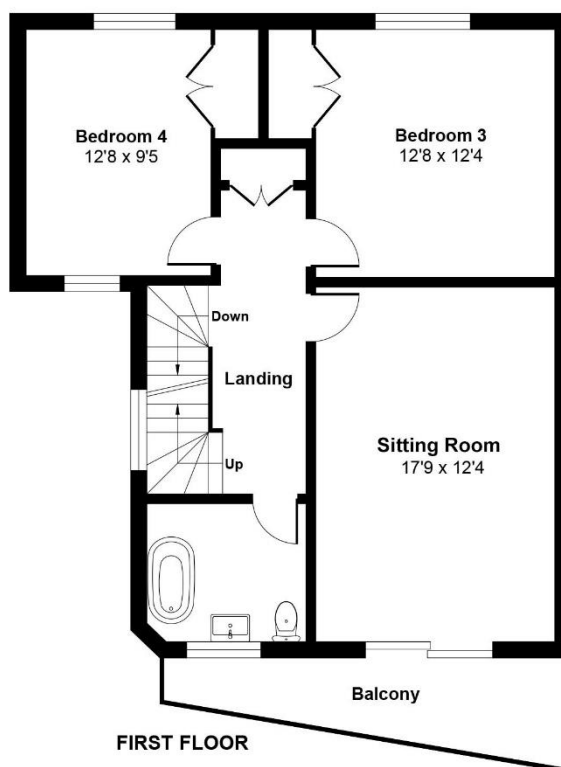
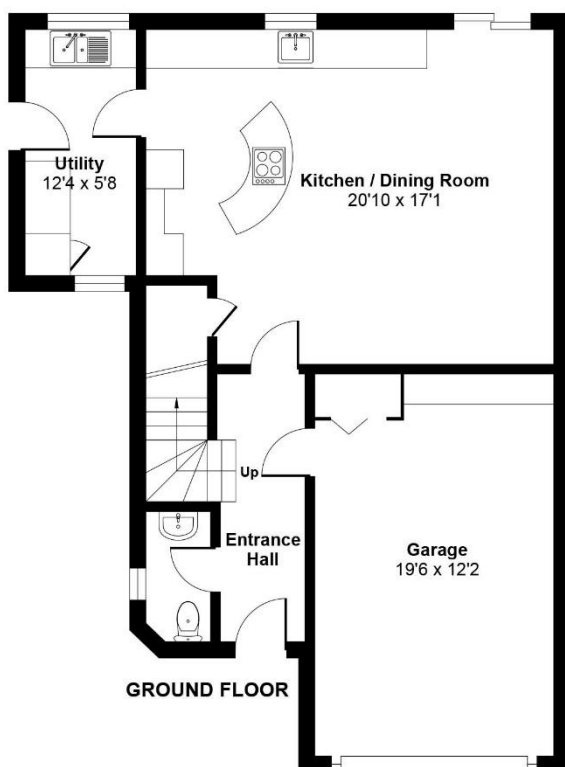
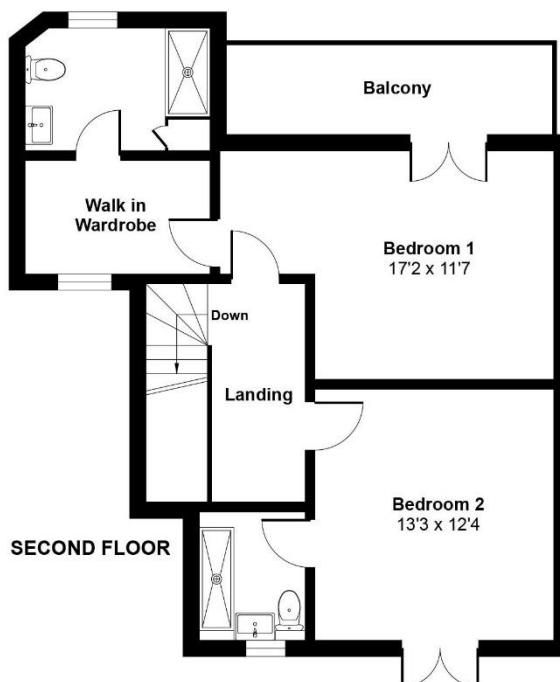
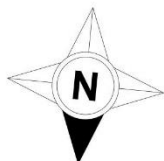
The Haven, Bosvigo Lane, Truro

Approximate Area = 1875 sq ft / 174.2 sq m

Garage = 238 sq ft / 22.1 sq m

Total = 2113 sq ft / 196.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\cheom 2024.
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