



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR92421304

£595,000

5 Rosewin Row,
Truro, Cornwall, TR1 1HG

FREEHOLD



A very attractive broad double fronted mid-terrace 4 bedroomed period townhouse located on one of Truro's most sought after residential roads just a short stroll from the city centre and with wonderful views of the cathedral. Comprising over 1,700sq.ft. of beautifully appointed and stylishly presented accommodation, including a wonderful double aspect lounge, a separate dining room and a study plus the very important benefit of parking for 2 cars and an enclosed lawned garden.





SUMMARY OF ACCOMMODATION – In all, about 1,734sq.ft. plus workshop.

Ground Floor Entrance hall, lounge, dining room, kitchen, utility room, study, shower room.

First Floor Landing, 4 bedrooms, family bath/shower room, linen cupboard.

Outside Parking for 2 cars, enclosed garden, workshop. Front terrace, enclosed rear courtyard.

DESCRIPTION

5 Rosewin Row was built, we understand, circa 1850 and is a broad, double fronted, period townhouse on the highly sought after and very well regarded Rosewin Row which is just a moments' stroll from the city centre yet is remarkably quiet.

The accommodation flows beautifully with a tiled entrance hall leading to a wonderful double aspect lounge which has a glazed window overlooking the enclosed rear courtyard and a beautiful sash window to the front overlooking the front sun terrace. To the other side of the entrance hall is the



dining room which in turn leads to the kitchen with wooden worktops, a Belfast sink and a range of integrated appliances. Off the kitchen, up a small flight of steps, is a utility room, to the rear of which is a shower room. Also off the utility room, is another reception room, currently used as a study but which could also be used as a bedroom. This room has a door opening to the front sun terrace. To the rear of the entrance hall, a glazed door opens to an enclosed rear courtyard which offers complete privacy and is perfect for outside dining.

A turning staircase ascends to the first floor where there are four double bedrooms, the principal bedroom having two sash windows and wall of built-in wardrobes and three of those bedrooms have wonderful views of the cathedral. A family bath/shower room completes the first floor accommodation.



To the front of No. 5 is a broad sun terrace which is perfect for a morning cup of coffee or an evening glass of wine and to the opposite side of Rosewin Row there is parking for at least 2 cars and a tall fence with a pedestrian gate opens to the enclosed garden which has a raised sun terrace, is mainly laid to lawn and which is perfect for children and pets alike. To the side of the sun terrace a pair of double wooden doors open to a workshop.

Rosewin Row is regarded as one of the prime residential roads in the city centre due to its peaceful and calm nature with passing traffic being largely from only those who live on the terrace yet is just moments away from the shops, restaurants and amenities of the city centre whilst also being within walking distance of both primary and secondary schooling.

No. 5 offers prospective purchasers the chance to acquire a beautifully presented period townhouse right in the heart of the city centre with the rare benefit of parking for at least 2 cars and with beautiful views of Truro cathedral to top off what is simply a wonderful home that needs to be viewed to be fully appreciated.

LOCATION

Rosewin Row is located within a Conservation Area and its position within Truro has many benefits, with all of the facilities of Truro on the doorstep. This is an ideal family home, with no commuting for children's socialising or schooling, as the exceptionally well regarded Archbishop Benson and Penair schools are both within walking distance, as are the private educational facilities at Truro School and Truro High School. 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 successful Hall for Cornwall theatre, with many events taking place on Lemon Quay. Truro is also ideally situated for sporting activities, with many good quality golf clubs nearby, a sports centre, squash club, two tennis clubs, rugby and football clubs. Water sports are also near to hand as Truro is

no more than 15 minutes to either the north coast for surfing or Carrick Roads, on the south coast for sailing.

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

From the front terrace, a covered entrance leads to:-

ENTRANCE HALLWAY With radiator, tiled floor, turning staircase with window at half landing level, understairs storage cupboard, glazed door to rear courtyard and doors to:-

DINING ROOM – 13'1" x 11'6" (plus alcoves) With double glazed sash window overlooking the front sun terrace, wooden flooring, shelved alcove with storage cupboard under, radiator and opening to:-



KITCHEN – 10'10" x 8'1" (max wall to wall) With slate tiled flooring and white gloss base units with matching soft close drawers under a wooden worktop with a Belfast sink, space for a washing machine and an integrated Neff oven with Neff microwave above, five ring gas hob with stainless steel and glass extractor hood over, further wall mounted matching units, triple paned double glazed window, radiator and two steps ascending to:-

UTILITY ROOM With matching wooden worktop with space under for a washer and dryer, tall units to the side with wall mounted units above, both of which match the units in the kitchen, radiator, tiled floor and door to:-

SHOWER ROOM With continuation of the tiled floor, walk-in shower cubicle with Metro style tiling, cantilevered wash basin with vanity unit over, wc, chrome ladder style heated towel rail, uPVC double glazed window overlooking the rear courtyard.

Concertina double doors to:-



STUDY – 16'7" max x 7'6" With stable door opening to the front terrace, built-in wardrobe, built-in shelving, radiator. From the hallway, door to:-



LOUNGE – 13'1" x 11'7" (plus alcoves) A wonderful double aspect room with uPVC double glazed sash window overlooking the front terrace, floor to ceiling high sealed unit overlooking the rear courtyard, wooden flooring, inset woodburning stove set upon a slate hearth, two radiators.

From the hallway, a turning staircase with understairs storage cupboard and uPVC double glazed window at half level landing ascends to:-

FIRST FLOOR

LANDING Radiator, hallway with step ascending to a second landing with linen cupboard, radiator and access to the other bedrooms.



PRINCIPAL BEDROOM – 14'3" x 10' A wonderful double bedroom with two double glazed low level sash windows overlooking the front terrace, parking area and garden and with views of the cathedral, wooden flooring, radiator, loft access hatch, a wall of bespoke built-in wardrobes with hanging rail, shelving and soft close drawers.

BEDROOM 2 – 13'3" x 10'8" plus alcove A spacious double bedroom with double glazed low level sash window overlooking the front terrace, parking area, garden and with lovely views to the cathedral, wooden flooring, original built-in wardrobe with hanging rail and shelving, radiator.



BEDROOM 3 – 12' x 8'3" A spacious double bedroom with double glazed sash window overlooking the parking area, garden and with views of the cathedral, radiator.

BEDROOM 4 – 10'10" x 8'1" Currently arranged as a study/occasional bedroom with double glazed uPVC double paned window overlooking the rear courtyard, radiator.



FAMILY BATHROOM Double aspect with uPVC sealed unit plus a uPVC double glazed window overlooking the rear courtyard with deep sill, panelled bath with shower head attachment, wash basin and pedestal, walk-in shower cubicle, wc, radiator, built-in linen cupboard with hot water cylinder.

OUTSIDE

To the front of 5 Rosewin Row is a slate paved sun terrace with black railings on top of a low stone wall to either side with a small area of Astroturf and a pedestrian gate. This area is perfect for a morning coffee or evening glass of wine.

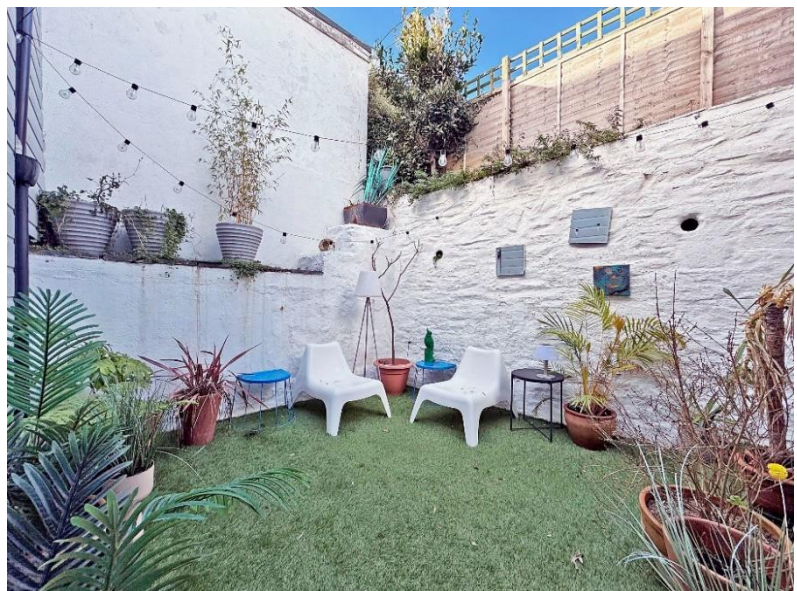
On the opposite side of Rosewin Row is a gravelled parking area which is large enough for at least 2 cars and a wooden fence with a tall pedestrian gate opens to the level lawned garden which has a raised paved sun terrace with an adjoining workshop to one side. The garden is fully enclosed with wooden fencing on three sides and offers a great deal of privacy whilst also being able to enjoy an outlook over rooftops taking in the cathedral spires as well.



WORKSHOP – 14' x 8'4" With double wooden doors and a corrugated roof plus two windows overlooking the garden.

From the hallway, a uPVC double glazed door opens to:-

REAR COURTYARD With white painted wall with slate flagged tops in part, Astroturf, uPVC double glazed sealed unit allowing light into the lounge, rear alley which acts as outside utility space with a continuation of the Astroturf flooring.



Not to scale – for identification purposes only.

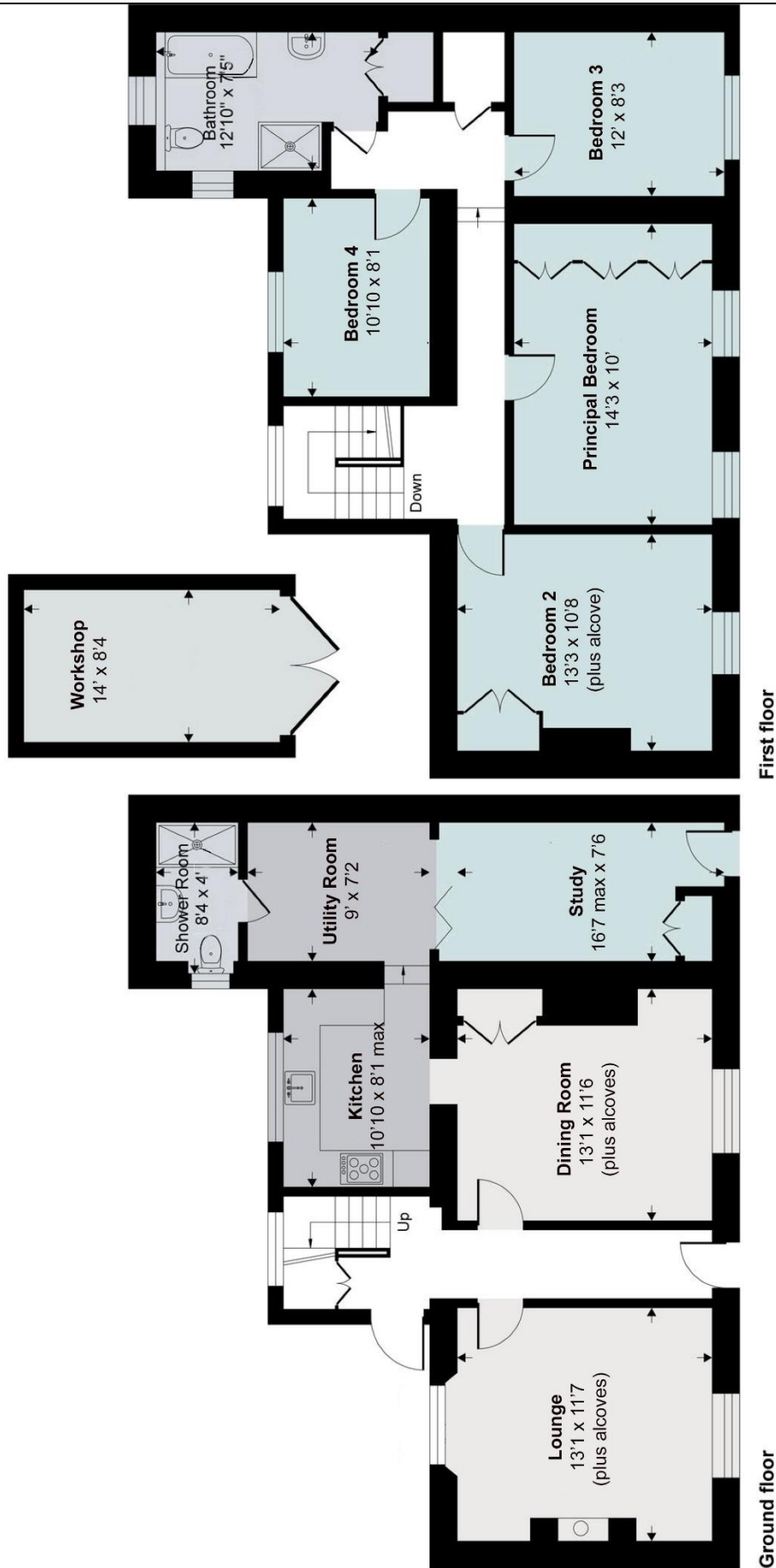
Rosewin Row, Truro, TR1 1HG

Approximate Area = 1734 sq ft / 161 sq m

Garage = 117 sq ft / 10.8 sq m

Total = 1851 sq ft / 171.9 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). © nichecom 2021.
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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 1HG.

SERVICES Mains water, drainage, electricity and gas.

MOBILE PHONE COVERAGE All major providers likely.

BROADBAND Ultrafast broadband available – 1800Mbps download speed. 220Mbps upload speed.

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

DIRECTIONS See town map. From Trafalgar roundabout, by the Shell petrol station, turn onto St Austell Street, with Halfords on your left. Proceed through the traffic lights passing Mitchell Hill on your right hand side. Take the next right hand turn, opposite the Old Chapel Cellars wine shop, onto Campfield Hill and take the first right hand turn onto Rosewin Row. No. 5 will be found on your left hand side with the parking found on your right – one of our agents will meet you there.

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

