

17 GWARAK RIEL

TRURO, CORNWALL



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT





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Arguably the best house on the iconic 'Royal Crescent' - a very impressive, broad, three storey townhouse of elegant proportions boasting over 2,800sq.ft. of immaculately presented, stylish accommodation with large sash windows, feature detailing throughout and versatile, light filled rooms with 9'10" high ceilings. Including a superb double aspect 23'4" long lounge, a kitchen/dining room, a second reception room and 4 double bedrooms (2 en-suite) plus a large south west facing, tiered rear garden and a double garage. Conveniently situated within walking distance of schools, Waitrose, the city centre and the water at the picturesque village of St. Clement.

SUMMARY OF ACCOMMODATION

In all, about 2,834sq.ft.

Ground Floor Entrance hall, dining/playroom, kitchen/dining room, utility room, wc, cloaks cupboard.

First Floor Landing, living room, principal bedroom with dressing room and en-suite shower.

Second Floor Landing, guest bedroom with dressing room and en-suite shower, 2 further double bedrooms, family bathroom, airing cupboard.

Outside Double garage, parking to front, EV charger, tiered lawned rear garden.

Viewing strictly by appointment through the vendor's
Sole Agent:

Lillicrap Chilcott

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LOCATION

Gwarak Riel, 'The Royal Crescent', is one of the most impressive new developments in the city of Truro.

With the city centre shops, restaurants, cafés, offices and other leisure facilities on the doorstep and with some of the best private schooling in the south west within walking distance, there is no more convenient place to be in Cornwall. Truro's facilities are unequalled by any other town in Cornwall and as it is the capital city it also acts as the main administrative centre for Cornwall.

Within a short drive to the south are the sailing waters of the Carrick Roads which are deservedly known as some of the best day sailing waters in northern Europe with many rivers, inlets and coves to explore. Both Helford and Fowey rivers are within day sailing distance, although there are many ports close to hand (St Mawes, Mylor, Falmouth etc), that offer mooring and dinghy facilities. To the north of Truro lies the dramatic north Cornish surfing coast with many different long sandy beaches and coastal walks to enjoy.

For those more interested in dry land activities there are a host of quality golf courses nearby and Truro and the surrounding towns have a good variety of thriving sports clubs.

There is a main line railway station in Truro that runs on the Penzance to London Paddington line, with London being approximately 4½ hours away. The A30 expressway has recently been improved with a new large section of dual carriageway which allows even quicker access to Exeter and the motorway network beyond.



DESCRIPTION

Gwarak Riel (The Royal Crescent) is an iconic crescent which, completed in 2020, is now an impressive and imposing Truro landmark inspired from the stunning Georgian architecture of Truro and Bath.

Combined and designed by award winning architect Ben Pentreath, who is renowned as one of the foremost designers of new, traditional buildings and country houses and who worked in conjunction with The Duchy of Cornwall to produce an extremely high quality and tasteful collection of homes on the fringes of the city centre.

Number 17 Gwarak Riel is arguably the best house on the crescent due to its broader façade, 4 windows wide as opposed to 3, and boasts over 2,800sq.ft. of opulent accommodation whilst also benefitting from excellent far reaching views over verdant countryside.

A very welcoming and light filled entrance hallway has a cloaks cupboard and wc off with a large sash window and bookshelves under the elegant turning staircase, with sash window at half level landing, which leads to the first floor.

The ground floor accommodation comprises of two excellent rooms, both with 9'10" high ceilings. The first room is incredibly versatile and can be used as a second reception room, dining room or a playroom with a wonderful walk-in bay window with two large sash windows and a pair of double doors overlooking and opening to the rear garden.

The kitchen is beautifully appointed with a range of soft green base units under a dark granite worktop with integrated appliances including two ovens, a wine cooler and a dishwasher. There are further matching wall mounted units, tall cupboards and doors opening to the hallway, the aforementioned second reception room and to the very useful utility room, with matching units to the kitchen and a door opening to the terrace.

On the first floor is the best room of the house - a stunning 23'4 x 15', double aspect lounge with two large sash windows on either side, overlooking the rear garden and the surrounding countryside respectively, a 9'10" high ceiling and an attractive, contemporary woodburning stove set upon a slate hearth.

The principal bedroom benefits from a broad bay window with sash windows and a Juliet balcony which overlooks the rear garden, has a walk-in wardrobe which in turn leads to a fully tiled en-suite shower room with a walk-in double length shower cubicle with rain shower head over.

On the second floor there are three further double bedrooms, with the guest suite benefitting from three large sash windows which overlook the rear garden and another walk-in wardrobe and fully tiled en-suite shower room whilst the third and fourth bedroom are both good size doubles with views over the surrounding countryside and rear garden respectively. A beautifully appointed family bathroom with a panelled bath completes the second floor accommodation.

Outside, a broad level paved patio has doors opening to it form the ground floor reception room and is the perfect space for outside entertaining and alfresco dining. A flight of steps ascends to the garden with two tiered levels of lawn with close board fencing and newly planted hedging to either side. To the rear of the garden is a pedestrian gate which opens to the rear of the terrace and the front of the double garage and a pedestrian door which opens to the garage. The double garage has two up and over doors and exposed roof trusses for extra storage plus an EV charger installed on the garage outer wall.

Gwarak Riel is situated on the fringes of Truro city centre, just a short walk away from Waitrose and both Penair and Truro secondary schools whilst also being a very pleasant walk away from the picturesque and serene hamlet of St Clement which fronts the Tresillian river and forms part of a circular walk that leads to the village of Malpas.

In all, a quite exquisite and very elegant, broad, three storey townhouse which has all the trademarks and benefits of a period property, yet is modern, energy efficient, stylish and easy to maintain which has to be viewed to be fully appreciated.



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

A front door opens into:-

ENTRANCE HALL A light and welcoming entrance to the property with Karndean flooring, impressive 9'10" high ceiling, cloaks cupboard, wooden panelling, two radiators, further understair storage area and doors to:-

WC With wc, cantilevered wash basin and chrome ladder style heated towel rail.

KITCHEN / DINING ROOM – 17'6" x 14'10" (max wall to wall) Two large wooden double glazed sash windows overlooking rear garden, continuation of Karndean flooring, 9'10" high ceiling height, doors to entrance hall, utility room and dining room, radiator.

KITCHEN Fitted with an array of matching wall mounted and base shaker style units under granite worktops. Integrated AEG appliances including five ring gas hob with stainless steel extractor fan over, eye level double oven, wine cooler and dishwasher plus a 1½ bowl stainless steel sink.

DINING / PLAYROOM – 17'4" x 12'9" (max) A beautifully proportioned room with feature bay window with two large multi pane double glazed sash windows overlooking the rear garden plus tall multi pane double wooden doors opening to the rear garden, all of which allow light to flood in. Continuation of Karndean flooring, 9'10" high ceiling, radiator and doors to both the kitchen and the entrance hall.

UTILITY ROOM – 14'10" x 5'6" Large multi pane double glazed sash window with a very pleasant view over the surrounding countryside, secondary door which opens to the front of The Crescent, base unit (which matches the kitchen units) under a wood effect worktop with a stainless steel Lamona sink and drainer with space under for a washer and a dryer plus a tall matching cupboard, radiator.

A turning staircase with sash window at half landing level overlooking the front of the terrace ascends to:-



FIRST FLOOR

LANDING Further multi pane double glazed sash window with a pleasant outlook overlooking the surrounding countryside, radiator, turning staircase to the second floor and doors to:-

LIVING ROOM – 23'4" x 15' A stunning double aspect room with four large multi pane double glazed sash windows, two of which overlook miles of the surrounding countryside whilst the other two overlook the rear garden, contemporary woodburning stove set upon a slate hearth, 9'10" high ceiling, three radiators.

PRINCIPAL BEDROOM – 17'4" x 12'9" max Two large double glazed multi pane sash windows overlooking the rear garden, tall multi pane double wooden doors opening to a Juliet balcony, 9'10" high ceiling, radiator and door to:-

DRESSING ROOM With built-in storage cupboard with hanging rail and shelving and door to:-

EN-SUITE SHOWER ROOM Fully tiled with large walk-in shower cubicle with double length shower tray and additional rain shower head, Roca sanitaryware including a wc and a wash basin with two cantilevered soft close vanity drawers under and backlit LED mirror above, tall chrome ladder style heated towel rail, large multi pane double glazed sash window overlooking the surrounding countryside.

From the first floor landing, a turning staircase with window at half level landing ascends to:-

SECOND FLOOR

LANDING With multi pane double glazed sash window overlooking the surrounding countryside, radiator, airing cupboard with shelving and hot water cylinder and doors to:-

GUEST BEDROOM – 17'4" x 12'3" max. Three multi pane double glazed sash windows overlooking the rear garden, 8'1" high ceiling, radiator and door to:-

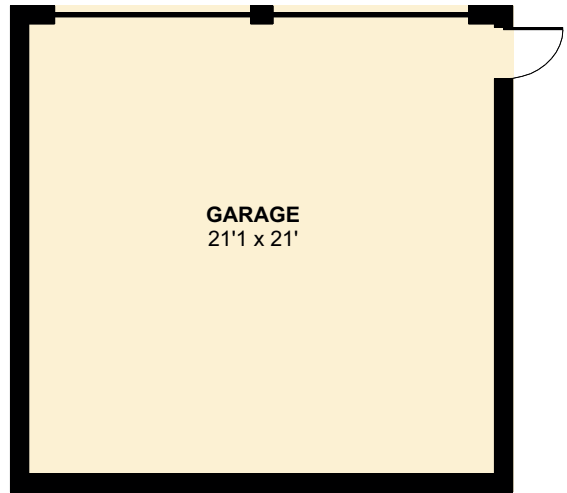
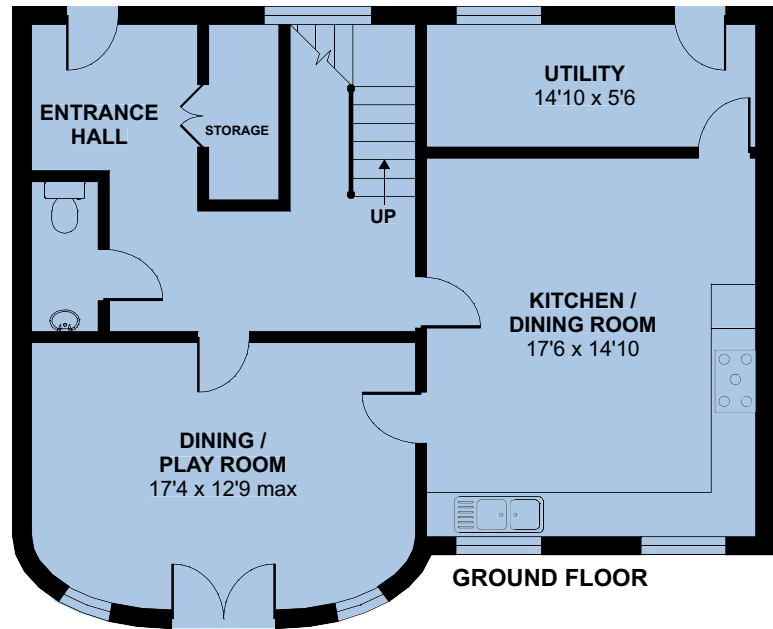
DRESSING ROOM Built-in storage cupboard with hanging rail and shelving, radiator and door to:-

EN-SUITE SHOWER ROOM Feature floor to ceiling tiling, wooden double glazed sash window overlooking Duchy of Cornwall land and countryside beyond. Low flush wc, mounted basin on vanity unit with hot and cold mixer tap over. Shower with glazed screen with rain head and hand held attachments. Wall mounted heated towel rail.

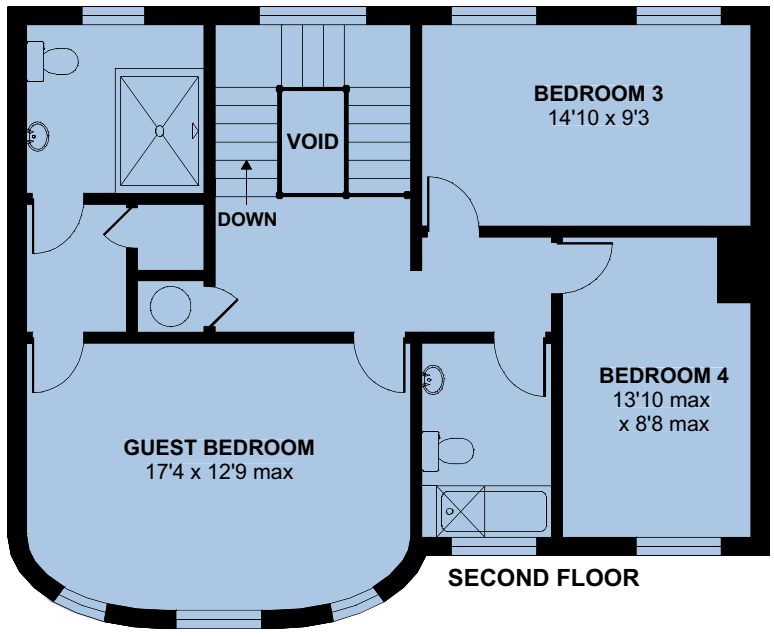
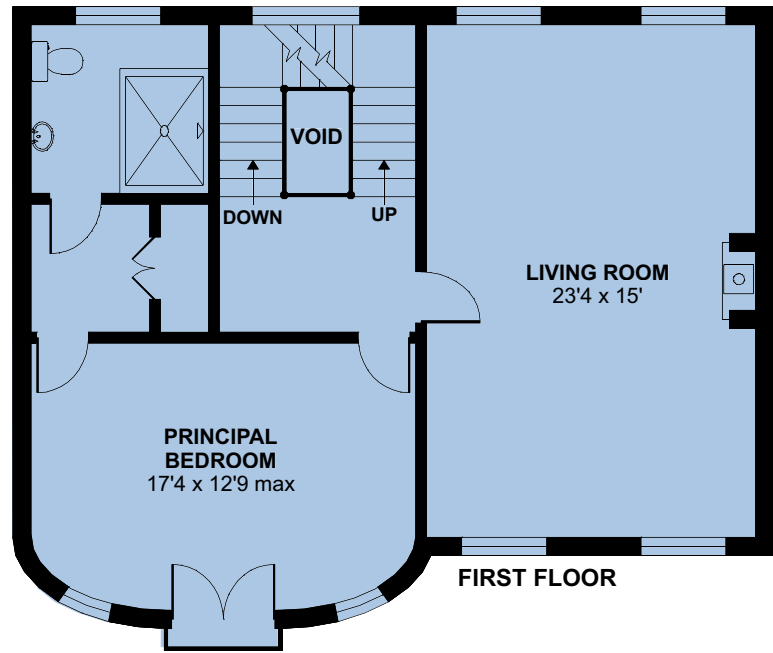
BEDROOM 3 – 14'10" x 9'3" Two multi pane double glazed sash windows overlooking the surrounding countryside, radiator.

BEDROOM 4 – 13'10" max x 8'8" max With multi pane double glazed sash window overlooking the rear garden, radiator.

Fully tiled with panelled bath with shower head attachment, Roca sanitaryware including a wc and a wash basin with two cantilevered soft close vanity drawers under with backlit LED mirror above, tall chrome ladder style heated towel rail, multi pane double glazed sash window overlooking the rear garden.



Total: 2834 sq ft / 263.3 sq m (includes garage & excludes voids)
For identification only - Not to scale





OUTSIDE

The houses along The Crescent have broad low maintenance front gardens with stocked flowerbeds and granite steps leading to the front door. The rear garden has a deep and broad level west facing patio, with double doors opening to it from the dining/playroom, making it the perfect outside dining space. Adjoining the patio are gently sloping lawned with leylandii hedging and wooden fencing on either boundary, banks with a small flight of steps between leading through the tiers of the garden up to another level area of lawn with further steps ascending to the rear of the garden where there are two raised beds, a rear pedestrian gate which opens to the back of the terrace and a part glazed uPVC door opening to:-

DOUBLE GARAGE – 21'11" x 21' Two electrically operated up and over garage doors, tiled carpeted flooring, exposed roof trusses above with boarding creating extra storage space, uPVC part glazed pedestrian door opening to the rear garden. There is an EV charger fitted to the outer wall of the garage.



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 1FB.

SERVICES Mains water, drainage, electricity and gas. EV charger.

MOBILE PHONE COVERAGE All major providers likely.

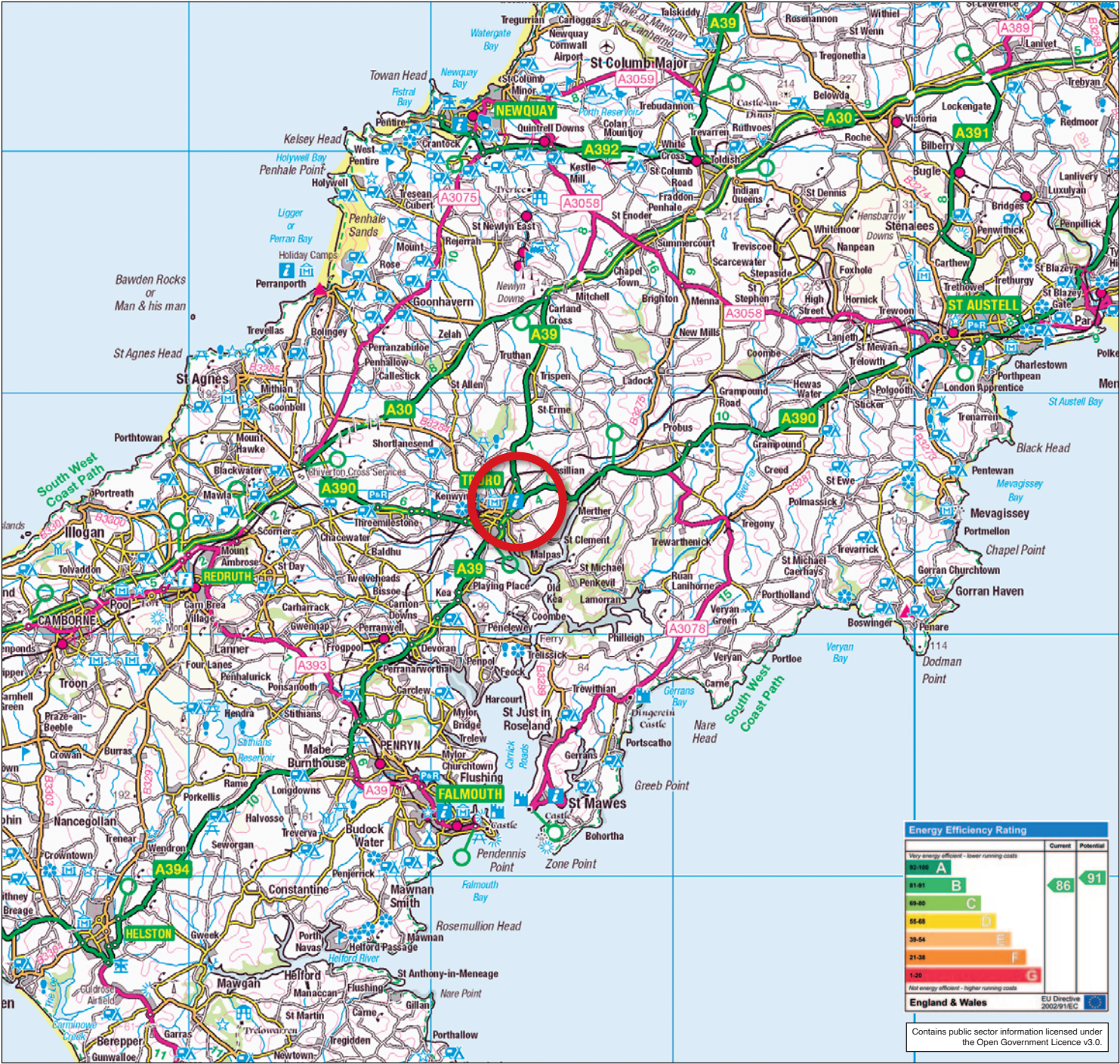
BROADBAND Ultrafast broadband available – 1800Mbps download speed. 1000Mbps upload speed.

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

DIRECTIONS From Truro take the A39 north. At Trafalgar roundabout take the second exit onto Tregolls Road. At the traffic lights (before Waitrose), turn left to Newquay A39. Pass the Dunelm turning on the left and take the first right. For viewings we recommend parking to the left of The Crescent, facing the countryside and proceed along the front of The Terrace where an agent from Lillicrap Chilcott will meet you. For the parking/garaging, take the second right, signed Stablys Hellan and the garage and parking can be found shortly on the left hand side.

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.**



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