



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9524

£650,000

Beech House,
2 Cornelius Drive, Truro, Cornwall, TR1 1GU

FREEHOLD



Constructed in 2016 to a very high specification and attractive contemporary design, a superb detached 4 bedroomed, 2 bathroomed house with driveway parking and south facing garden in a prestigious small development. A beautifully presented home with large multi purpose store/studio, in a leafy enclave within walking distance of Truro city centre.





SUMMARY OF ACCOMMODATION

Ground Floor Reception hall, lounge, double bedroom, wc.

Lower Ground Floor Kitchen/dining room opening to the garden, hall, utility room, wc.

First Floor Galleried landing, principal bedroom en-suite, 2 further bedrooms, bathroom.

Outside Tandem driveway parking for 2 cars with electric car charging point. South facing rear garden with full width granite patio and treelined rear boundary. Discreet side courtyard and access to the large store/studio.

DESCRIPTION

Beech House is one of just 13 modern similarly styled houses built in a select cul-de-sac created within the grounds of a prominent house designed by the famed Cornish architect Alfred Cornelius. Beech House is number 2 Cornelius Drive and is found as the second property on the right hand side, appearing from the cul-de-sac as if its were a well proportioned two storey home, it is in fact significantly larger as it is three storeys high to the rear where it faces south over a delightful garden backing onto trees. The exterior is part white rendered, part cut stone and part timber faced under interesting slate roof angles, with a recessed porch and striking contemporary front door. To the side is tandem parking for

two cars with an electric car charger already installed. From here steps descend down to the rear garden where a granite sun terrace stands beside the lawn.

Only built in 2016, the property comes with the remainder of its warranty and is so well presented by its owners that one would easily be convinced that this was a brand new show home. The highly specified and well finished

accommodation flows beautifully with the front door opening to a generous hall with recessed areas and fitted stores. A most attractive staircase rises and falls through the



floors, with the top floor having very high angled ceilings matching the external rooflines. This first floor houses the principal bedroom with en-suite, two further bedrooms and the main bathroom. The mid floor has a good sized south facing lounge with Juliet balcony, a further large double bedroom or additional reception room and wc. The lower ground floor has been upgraded by our clients with the hall now being open-plan to the kitchen/dining room where a large island with seating areas has been fitted by the same company that created the original kitchen and the same units and composite counter tops are used albeit in a contrasting colourway. In addition there is a utility room and wc at this level. The kitchen has French doors with extra glazing beside, all facing south and opening onto the granite terrace.

Immediately beside the living accommodation on the ground floor is a sizeable (21' x 12'4") studio/store room with glazed double doors opening to the south facing garden. This is already used as a gymnasium but as it is watertight and immediately adjacent to the kitchen/dining room, there would appear to be the possibility to incorporate all or part of this space into the house accommodation which could potentially make a vast L-shaped kitchen/dining room with two sets of French doors to the garden, all of course subject to all necessary consents.

This immaculate contemporary home is very well positioned within walking distance of Truro city centre, is close to Waitrose and has easy access out the north and east of the city towards Newquay and the Roseland Peninsula.

LOCATION

Truro is Cornwall's capital city with beautiful cobbled Georgian and Victorian streets laid out around the cathedral. The Truro River extends up to the city with riverside walks on both banks. Within Truro there are many local and national retailers along with cafés, restaurants and bars as well as the greatest array of professional services of anywhere in Cornwall.



Truro boasts schooling for all age groups including three private schools. The county's main hospital and a mainline railway station on the Penzance to Paddington line are both found here. There are many sports clubs and Truro is perfectly positioned between both the north and south coasts to give access to surfing conditions or sailing opportunities within about 20 minutes each. Main roads lead away from Truro in four directions toward the sailing port of Falmouth in the south, St Austell in the east and both north and west linking to the A30 expressway giving swift access throughout the county and to locations such as Newquay, Perranporth, St Agnes, St Ives and Penzance in west Cornwall.

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

A deep covered **PORCH** to the front protect a contemporary door with window beside, opening to:-

RECEPTION HALL Initial generous double width lobby area with oak double doors to a cloaks and store cupboard to one side also housing the electrics and mains gas fired boiler. Oak effect flooring, staircase descending and rising through the floors with a white painted and exposed oak balustrade, lit by a tall window at first floor level. Shutters to the window beside the front door. Further recess with oak door (as found throughout the house) to the wc and further doors to:-



LOUNGE – 19'5" x 13' reducing to 11'1" Dual aspect with two windows with fitted shutters and pair of glazed doors opening to a frameless glass Juliet balcony overlooking the garden and trees.



BEDROOM 4 / STUDY – 12'10" x 11' Broad window to the front with fitted shutters. A generously proportioned double bedroom currently used as a study.

WC A spacious room in its own right with a continuation of the wood effect flooring from the hall. White concealed cistern cantilevered wc with grey wood effect tiling behind and shelf above. White wash basin with chrome mixer tap set over a high gloss white cabinet with white glass splashback and mirror above. Chrome heated towel rail, extractor fan, obscured window.



LOWER GROUND FLOOR

HALL. Open-plan to the kitchen/dining room through a double width opening (previously with doors fitted), doors to the wc and utility room, access to understairs cupboard. Pale stone effect tiled floor with underfloor heating and digital controller flowing seamlessly into:-

KITCHEN / DINING ROOM – 19'5" x 11'1" extending to 13'1" 11' wide section of glazing with two large windows to either side of double doors with fitted shutters, opening to the granite terrace and garden enjoying a southerly aspect. Fitted range of pale matt grey handleless kitchen units and contrasting charcoal grey island under pale grey composite worktops to the kitchen area and white to the island. Fitted



seating areas to either side of the island and integrated wine fridge. Stainless steel 1½ bowl undermounted sink with cut draining area and chrome mixer tap. White glass splashback behind the sink and cooker. Stoves stainless steel and glass dual fuel three oven range cooker with warming drawer and seven gas burners with stainless steel extractor over.

Concealed integrated dishwasher, LED counter lighting, underfloor heating with digital controller.

UTILITY ROOM

Continuation of the tiled floor from the hall with underfloor heating and digital controller. Matching range of pale grey units to those found in the kitchen under matching composite worktops with a stainless steel undermounted sink and chrome mixer tap over. Space below the counter for a washing machine and tumble dryer. Extractor fan.



WC Continuation of the tiling from the hall with underfloor heating. White concealed cistern cantilevered wc with pale stone effect tiling behind and shelf over. White cantilevered wash basin with chrome mixer tap with white glass splashback and mirror over. Extractor fan.

Approached via double doors from the rear terrace:-

STORE ROOM / STUDIO – 21' x 12'4" A superb multi purpose space effectively below the driveway and adjacent to the kitchen with double glazed double doors opening to the garden making this an ideal store room, studio, gymnasium or home office. It is also thought to be possible to incorporate this space into the house, subject to all necessary consents.

FIRST FLOOR

LANDING 12'4" high ceiling with interesting angles and full height angled window over the staircase. Galleried over the staircase with an oak handrail. Two fitted cupboards, one used as an additional wardrobe and the other housing the pressurised hot water cylinder. Digital heating controller for the radiator heating. Oak doors to:-

PRINCIPAL BEDROOM – 14'1" x 11'1" 12'4" high ceiling with interesting angles. Tall angled window to the rear with fitted shutters. Door to:-

EN-SUITE SHOWER ROOM Large glazed screened shower enclosure with a rain head mixer shower and additional



handheld shower. Wall tiling in a pale stone effect and stone effect flooring. White concealed cistern cantilevered wc, white wash basin with chrome mixer tap set over a dark grey drawer unit with white glass splashback and mirror fronted cabinet over with integrated lighting, speakers and electric shaver socket.



Obscured window, extractor fan, chrome heated towel rail.



BEDROOM 2 – 11' x 10'8" 12'4" high ceiling with interesting angles. Tall angled window with fitted shutters.



BEDROOM 3 – 11' x 8' Window to the side with fitted shutters, 12'4" high ceiling with interesting angles.



BATHROOM White sanitaryware including a double ended bath with integrated mixer tap, glazed shower screen and mixer shower over. White concealed cistern cantilevered wc, white cantilevered wash basin with chrome mixer tap. Grey wood effect wall tiling to half

height around the room and full height around the bath. Obscured window, chrome heated towel rail, full width of one wall fitted mirror with light over and electric shaver socket to one side. Extractor fan.

OUTSIDE

To the front of the property is a shallow bed with lavender and a granite floored contemporary porch protecting the front door. To the side is tandem driveway parking for two cars with space for storage on a raised area at the end and a Pod Point electric car charger. A contemporary railing and gate opens onto steps descending to the garden with further gate at garden level.



Across the rear of the house is a south facing granite terrace with broken slate and timber edge defining the start of the lawn. The broken slate extends around the side of the house to a discreet storage area where there is an outside water tap. To the other side is an area enclosed by the staircase ideal for storage and from here glazed double doors open to the store room/studio. The remainder of the garden is mostly laid to lawn, gently descending to a planted bed with fencing. Beyond this is an area with trees and shrubs which our clients leave to nature.





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 1GU.

SERVICES Mains water, drainage, electricity and gas providing domestic hot water and underfloor heating to the lower ground floor with radiator heating to the ground and first floors.

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

DIRECTIONS From Truro proceed up Tregolls Road and at the junction traffic lights, where the road reduces to one lane beyond, turn left onto Trevithick Road and after about 50 yards turn right into Penhaligon Court. Drive through Penhaligon Court into Cornelius Drive and number 2 is the second property on the right.

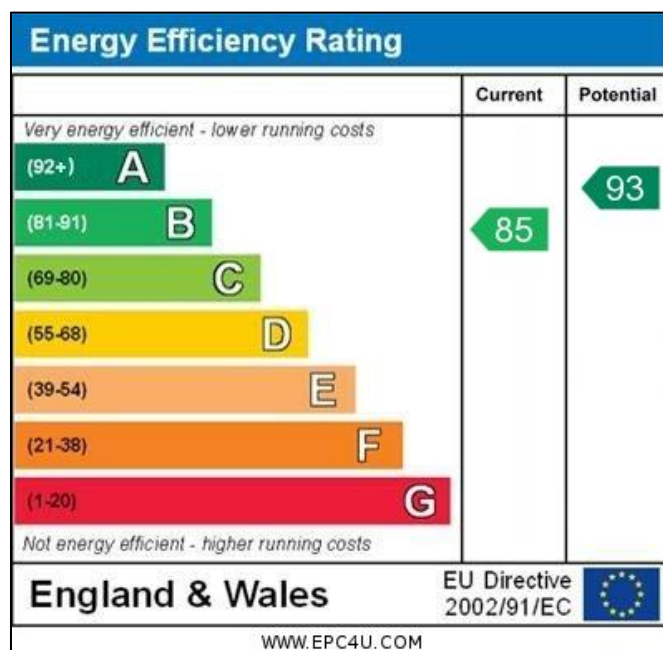
AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the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

