



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR63260324

£799,950

10 Gwarak Riel,
Truro, Cornwall, TR1 1FB

FREEHOLD



A beautifully presented, three storey townhouse of elegant proportions which boasts over 2,300sq.ft. of light filled accommodation, including a superb 24' long living room, a kitchen/dining room, a second reception and 4 double bedrooms (1 en-suite). With 9'10" high ceilings, large sash windows and feature detailing throughout plus a south west facing, beautifully stocked tiered rear garden and a double garage. Situated on the magnificent and iconic 'Royal Crescent' which is within walking distance to schools, the city centre and the water at the picturesque village of St Clement.





SUMMARY OF ACCOMMODATION – In all, about 2,302sq.ft. plus garage of 434sq.ft.

Ground Floor Entrance hall, second reception/dining room, kitchen/dining room, wc/utility.

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

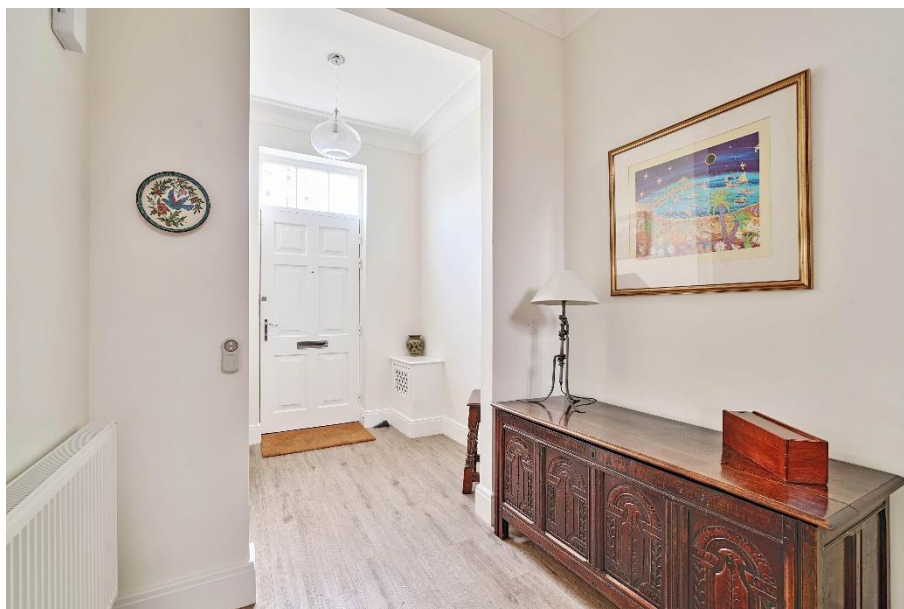
Second Floor Landing, 3 double bedrooms, family bathroom.

Outside Tiered rear garden, double garage.

DESCRIPTION

Gwarak Riel (The Royal Crescent) is an iconic crescent which is now an impressive and imposing Truro landmark which was inspired from the stunning Georgian architecture of Truro and Bath combined. 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 10 Gwarak Riel benefits from excellent far reaching views over verdant countryside and has been owned by our clients since its build completion in 2018.

A superb, wide entrance hall has a wc/utility room at the far end and an elegant turning staircase, with sash window at half level landing, leading 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 or a dining room with two



large sash windows overlooking the surrounding countryside, whilst the kitchen has a bay window with double doors opening to the rear garden and contemporary soft close handleless base units under a granite worktop with integrated appliances including two ovens, a dishwasher and fridge/freezer. There is a matching sideboard on the opposite wall with wall mounted units above.

The first floor accommodation is where arguably the best room of the house can be found – a stunning 24'1" x 14' living room with three large sash windows, a 9'10" high ceiling and an attractive, contemporary woodburning stove set upon a slate hearth. The principal bedroom benefits from a bay window which overlooks the rear garden has a built-in wardrobe as well as a fully tiled, contemporary en-suite shower room with a walk-in double length shower cubicle.

On the second floor there are three further double bedrooms, with the guest suite benefitting from two large sash windows which overlook miles of countryside and the third bedroom has fitted wardrobes with hanging rails and shelving. There is a family bathroom which is excellently appointed, fully tiled and boasts a panelled bath with a shower head attachment, wc and is Jack and Jill to both bedroom 2 and the second floor landing.

Outside, the rear garden is beautifully stocked with a large array of mature shrubs, bushes and climbers with a level paved patio which is accessed via large double doors from the kitchen/dining room and is perfect for outside entertaining and alfresco dining. A flight of steps from the patio ascend and meander through the garden with further well stocked beds to either side and arrives at a level area of garden with swathes of lawn to either side. From this tier another small flight of steps ascend to another level area of lawn where there is a pedestrian door to the garage and, unlike many of the other houses on the Crescent, a very convenient tall pedestrian gate which opens to the rear. The double garage has two up and over doors and exposed roof trusses allowing for extra storage should one wish.

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 supreme, beautifully appointed and very elegant home which has all the trademarks and benefits of a period property, yet is modern, energy efficient and easy to maintain which has to be viewed to be fully appreciated.



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.

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

From Gwarak Riel a small flight of granite steps with planted bed beside ascend to the front door which opens to:-

ENTRANCE HALL A very welcoming introduction to the house with 9'10" high ceiling, turning staircase to the first floor, radiator and doors to:-

KITCHEN / DINING ROOM – 18'10" x 16'10" (max wall to wall) A wonderful kitchen/dining room with 9'10" high ceiling, a bay window with tall double doors opening to the rear garden and with large sash windows to either side, contemporary handleless gloss soft close base units under a granite worktop with matching wall mounted cabinets and a further matching sideboard with cabinets above on the opposite wall, radiator. Integrated appliances include a dishwasher, fridge/freezer, two ovens and a five ring gas hob with stainless steel extractor hood over, stainless steel 1½ bowl inset sink.



SECOND RECEPTION / DINING ROOM – 15'10" x 13'9"

A spacious and light room with 9'10" high ceiling and two large double glazed sash windows with views to the countryside in the distance, radiator.

WC / UTILITY ROOM

Beautifully appointed with a wc, wash basin and base unit and wall mounted cabinets that match the kitchen with a stone effect worktop and with integrated washer/dryer, radiator.



From the entrance hall, a turning staircase with large double glazed sash window overlooking the rear garden at half landing level ascends to:-

FIRST FLOOR

LANDING With turning staircase to the second floor, radiator and doors to:-

PRINCIPAL BEDROOM – 16'10" x 13' (plus recess) A wonderful double bedroom with 9'10" high ceiling and three large double glazed sash windows overlooking the rear garden, built-in double fronted wardrobe with hanging rail and shelf, radiator. Door to:-



EN-SUITE SHOWER ROOM Beautifully appointed and fully tiled with wc, wash basin with two vanity soft close drawers under and LED backlit vanity mirror above, large double length walk-in shower cubicle, tall chrome ladder style heated towel rail.

LIVING ROOM – 24'1" x 14' A stunning room with 9'10" high ceiling and three large double glazed sash windows overlooking the grass bank to the front and out across the countryside in the distance, two radiators and a woodburning stove set upon a slate hearth.



From the landing a turning staircase with large sash window overlooking the rear garden at half landing level ascends to:-

SECOND FLOOR

LANDING With radiator, linen cupboard with built-in shelving which houses the hot water cylinder and doors to:-

BEDROOM 2 – 15' x 13'9" (max) A large double bedroom with two large double glazed sash windows overlooking the bank below and across to the countryside in the distance, built-in double fronted wardrobe with hanging rail and shelving, radiator, loft access hatch and a door to the Jack and Jill family bathroom (see below).



BEDROOM 3 – 15' (plus built-in wardrobes) x 9' A large double bedroom with double glazed multi pane sash window overlooking the rear garden and a wall of built-in fitted wardrobes with hanging rails and shelving, radiator.

BEDROOM 4 – 14' x 8'4" A double bedroom with double glazed sash window overlooking the bank below and to the countryside in the distance, radiator.



FAMILY BATHROOM Beautifully appointed and fully tiled with a wc, floating wash basin with backlit LED vanity mirror above, panelled bath with shower head attachment, tall chrome ladder style heated towel rail. Jack and Jill with doors to both bedroom 2 and the second floor landing.

OUTSIDE

Tall double doors from the kitchen/dining room open to the rear garden with a paved level patio with mature hedges, shrubs and climbers to either side and a paved flight of steps with profusely stocked beds to either side meanders and ascends to two level areas of lawn to either side with another small flight of steps which ascends to another level area of lawn with more mature shrubs and climber. This path leads to a pedestrian gate which opens to the rear of Gwarak Riel and has a pedestrian door to the double garage.





DOUBLE GARAGE – 21'2" x 20'6" A large double garage with two up and over doors and exposed roof trusses for extra storage, pedestrian door to the rear garden, multi pane window overlooking the rear garden, power and light.



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.

MOBILE PHONE COVERAGE All major providers likely.

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

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

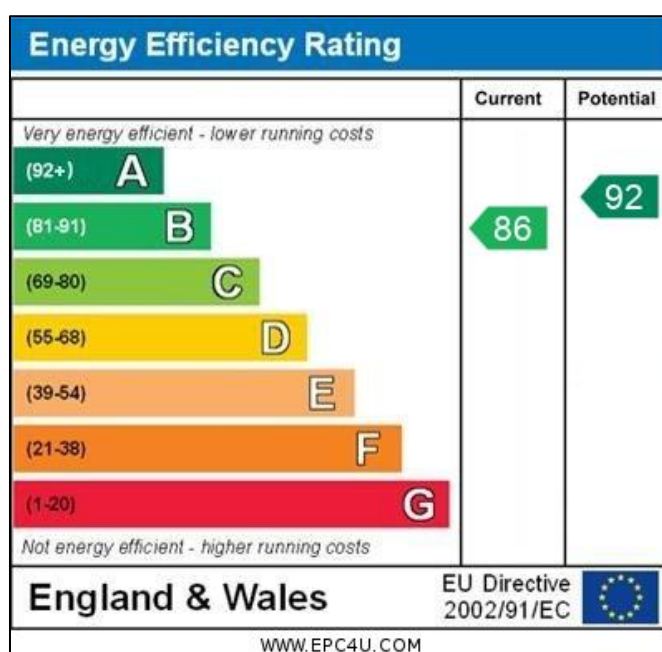
DIRECTIONS From Truro take the A39 north. At Trafalgar roundabout take the second exit onto Tregolls Road. At the traffic lights (before Waitrose), turn left to Newquay A39. Pass the Dunelm turning on the left and take the first right, signed to Park and Ride. Continue on this road and take the second right to the rear of Gwarak Riel, signposted Stabllys Hellan and the garage and parking can be found after the half way point/break in the terrace on the left hand side. One of our agents will greet you at the front of the property. You may wish to park down the side of Gwarak Riel and proceed on foot for the purposes of the viewing.

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.

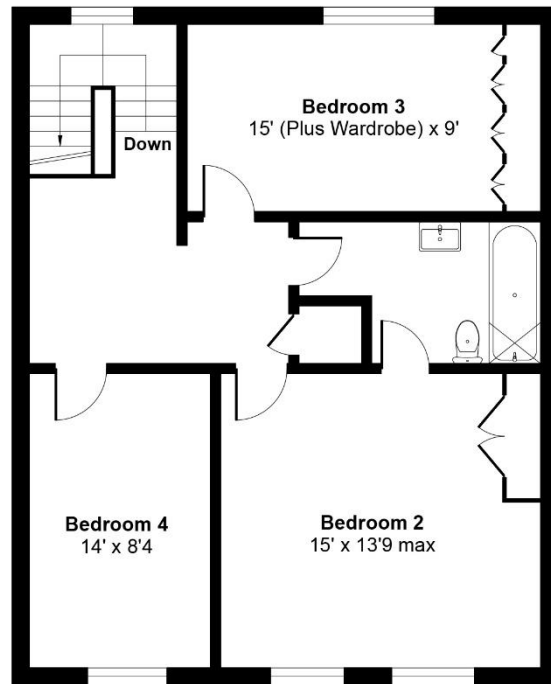
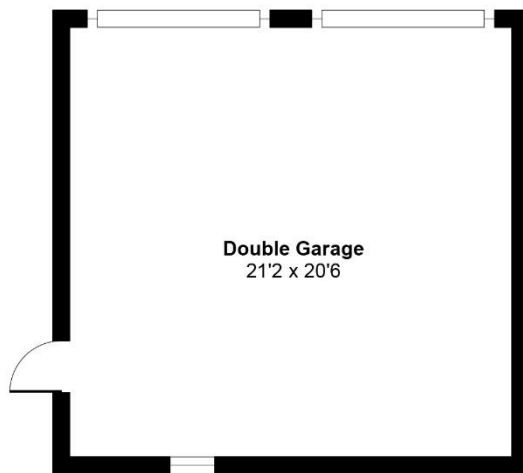
Gwarak Riel, Truro

Approximate Area = 2302 sq ft / 213.8 sq m

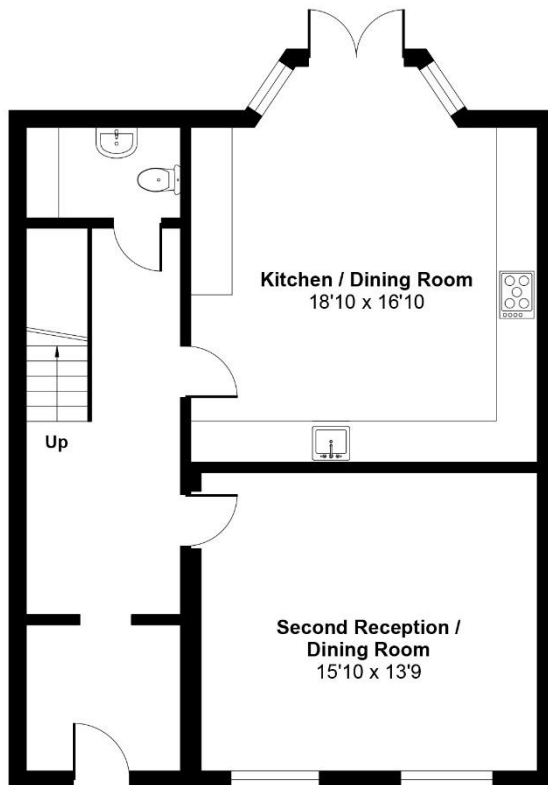
Garage = 434 sq ft / 40.3 sq m

Total = 2736 sq ft / 254.1 sq m

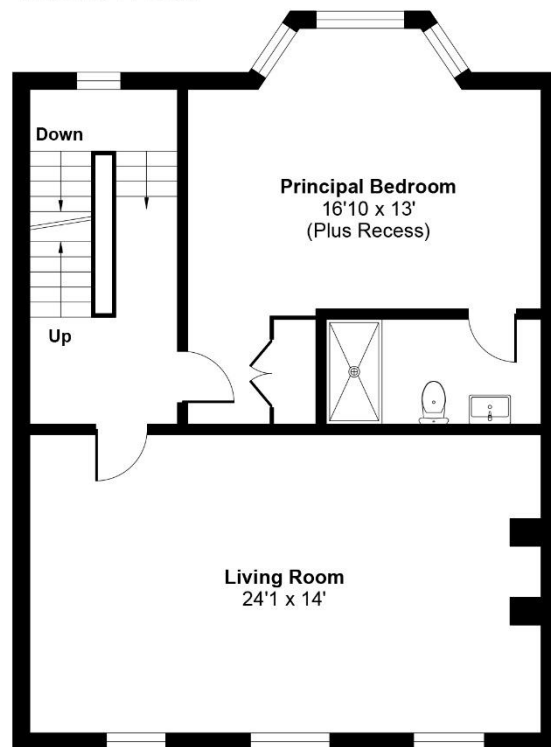
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lillcrap Chilcott. REF: 1263564

