



TREWELLARD LODGE

KENWYN HILL, TRURO, CORNWALL


LILLICRAP CHILCOTT
THE CORNWALL ESTATE AGENT



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

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TREWELLARD LODGE

KENWYN HILL, TRURO, CORNWALL

Arguably Truro's finest family house.

An exceptional city residence set in an exclusive leafy setting in the sought after Kenwyn area of Truro. Providing expansive and lavishly appointed accommodation comprising 6 bedrooms, 6 bath/shower rooms, bespoke kitchen/dining room, entertainment room with fully equipped bar, detached quadruple garage with a luxury 1 bedroom annexe suite above, all set in incredibly private and mature south facing parkland gardens of about 1¾ acres including large swathes of lawn, mature trees, an open air swimming pool and masses of driveway parking.

SUMMARY OF ACCOMMODATION

In all, about 7,561sq.ft.

Ground Floor Entrance hall, sitting room, kitchen/dining room, entertainment room. 2 large double bedrooms, 1 with an en-suite shower room. Family shower room. Wc, study, second study, large storage cupboard and second kitchen/utility room.

First Floor Large landing with seating area and library. Principal bedroom suite with dressing room and en-suite bath/shower room. 3 further bedrooms all with en-suite facilities. Storage cupboards.

Outside Large tarmacadam turning circle with planted central island, leading to an extensive brick pavioured parking area for numerous vehicles. Wraparound sun terrace into the rear of the property which is south facing and has ample space for numerous seating areas and outdoor cooking. Steps descend to the rear garden, which is extremely well planted, incredibly private with various borders and beds with a central swimming pool, with large areas of gently sloping lawn.

Detached Quadruple Garage with Luxury Annexe above Quadruple garage with four electric up and over doors. Externally stairs rise up leading to:-

Studio Annexe Open-plan kitchen/dining/living room, bedroom suite with dressing room and en-suite bath/shower room.





LOCATION

Trewellard Lodge is well situated in the highly desirable Kenwyn area of Truro and is just a short distance away from the city centre and also within a short drive of the pretty hamlet of Idless and public woodland which is much enjoyed by walkers, dog owners, horse riders and cyclists, as well as being very accessible to Royal Cornwall Hospital Triliske.

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, which 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 refurbished 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 including private schools which are 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 (Fal 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 coastlines.

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



THE PROPERTY

Trewellard Lodge is an exceptional family home enjoying an incredibly private elevated and leafy setting in one of Truro's most desirable of locations.

During recent years, Trewellard Lodge has been the subject of a meticulous and thorough programme of alteration and refurbishment to now offer over 7,560sq.ft. of incredibly finished bespoke accommodation with up to 7 bedrooms, 6 bath/shower rooms including an impressive principal suite with en-suite bath/shower room and dressing room. Our client has also added an entertainment room complete with a fully functioning bar constructed to a commercial standard. Externally they have overseen the addition of a quadruple garage, with a luxury 1 bedroom annexe suite above, and re-landscaping of the sun terrace, new tarmac and brick paved driveway, central turning circle and the installation of the grand electrically operated entrance gates. Trewellard Lodge also houses a fully integrated Sonos sound system throughout as well as an extensive external lighting system and heating system which can be controlled via an App.

The gardens and grounds at Trewellard Lodge extend to about 1.73 acres and comprise formal gardens to the front and rear, with an impressive wraparound entertaining terrace with seamless glazed balustrading overlooking the garden and open air swimming pool.

The entrance to Trewellard Lodge is as grand as one would expect, with a timber entrance door with glazed panels either side, opening into a voluminous entrance hall, with oak flooring. From here, a door opens to the luxuriously appointed kitchen/dining room, fitted with a full range of Wolf and Sub Zero appliances including range cooker, wine fridge and drinks cooler, and boasting a large central island with thick Neolith worktop matching the rest of the kitchen.

From the kitchen/dining room steps descend to the entertainment room with fully equipped bar, with commercial style ice machine and drinks fridges, there is also an inset woodburning stove and electrically operated blinds. Opposite the kitchen/dining room is a large sitting room, again with woodburning stove plus built-in cabinetry.

To complete the ground floor accommodation is a study with built-in shelving, second study, 2 double bedrooms – 1 of which has an en-suite shower room, a wc, separate shower room, large boot room and an exceedingly well equipped second kitchen/utility room, with gas fired Aga and space for white goods including space for an American style fridge/freezer.

A bespoke staircase leads to the first floor landing, which in part is open to the entrance hall below, with a seating area and built-in cabinetry. Off the landing are 4 double bedrooms, all en-suite including a lavishly finished principal bedroom suite with dressing room, balcony overlooking the rear garden and a stunning en-suite bath/shower room.

Opposite Trewellard Lodge is a purpose built and newly constructed quadruple garage with four electrically operated up and over garage doors. Above the garage and accessed by a flight of stairs is a luxury 1 bedroom annexe suite, with fully functioning kitchen with slimline Neolith worktops and built-in Miele appliances. From here is the open-plan living/dining room with Velux rooflight and a door leading to the bedroom with built-in dressing area and en-suite bath/shower room.

Trewellard Lodge offers completely bespoke accommodation with over 7,560sq.ft. of accommodation, all of which is finished to an exacting standard, whilst the gardens, grounds and facilities will leave any potential purchaser 'blown away' that you can achieve all of this whilst enjoying all the perks of city living.

THE ACCOMMODATION COMPRISES

(all dimensions are approximate)

ENTRANCE HALL A large and impressive entrance to the property, in part double height vaulted ceiling, double doors out onto rear terrace with doors opening into living room and kitchen/dining room.

KITCHEN / DINING ROOM – 25’ x 19’2” A large dual aspect room with doors opening onto a terrace, further windows to the front elevation. Impressive fully fitted kitchen with Wolf Sub Zero appliances including Wolf range cooker, Sub Zero wine cooler, Sub Zero drinks cooler, Blanco undermounted two bowl sink with hot and cold mixer tap, plus Quooker water tap and cut drainer. Large central island, Neolith worktop with a range of wall mounted cabinets with further Neolith worktops.

From the kitchen steps descend to the:-

BAR / ENTERTAINMENT ROOM – 29’9” x 15’4” Fully equipped bar with range of Polar display drink fridges, separate wine coolers, Hoshizaki ice machine, further storage below with a mixture of Neolith and stainless steel worktops. Wall mounted glass drinks display cabinet, beyond is an impressive entertainment room with high vaulted ceilings, apex ceiling of glass, uPVC double glazed French doors opening onto sun terrace, double glazed windows. Inset woodburning stove, electrically operated blinds, fully integrated Sonos sound system.

SECOND KITCHEN / UTILITY ROOM – 11’10” x 11’10” Wooden base units set under quartz worktops, gas fired Aga, undermounted Belfast sink with hot and cold mixer taps above. Space for American style fridge/freezer, space for white goods. Door out onto rear sun terrace. Window to the front elevation.

LIVING ROOM – 28’4” x 17’8” With continuation of the engineered flooring from the entrance hall, uPVC double glazed doors opening onto rear sun terrace, two further uPVC double glazed windows, views over the terrace and the beautiful garden beyond. Inset woodburning stove, marble surround set on a slate hearth, two wall mounted cabinets to either side. Glass doors opening to the rear hall.

REAR HALL Accessed from entrance hall, chevron engineered flooring, uPVC double glazed window to the front elevation and doors into large boot room. Stairs rising to the first floor, home office, wc, separate family shower room, two large double bedrooms plus further double bedroom.

BEDROOM 6 – 16’4” x 14’1” Double glazed windows opening onto rear sun terrace. Built-in wardrobes.

BEDROOM 5 – 20’3” x 14’8” Again, a very good sized double bedroom with uPVC double glazed doors opening to the rear south facing sun terrace, built-in wardrobe. Door opening into:-

EN-SUITE SHOWER ROOM Wc with hidden cistern, wash hand basin mounted on vanity unit with hot and cold mixer taps, large walk-in shower with rain head shower and glazed screen. Heated towel rail.

STUDY – 13’ x 11’9” UPVC double glazed window to the side elevation, range of built-in shelving, could be potential bedroom 8.

SECOND STUDY – 18’ x 16’7” UPVC double glazed windows and door overlooking the driveway, with further side door. Cupboard with Worcester boiler and shelving.

SEPARATE WC Obscure double glazed window to the rear elevation. Wc with hidden cistern, wall mounted wash hand basin with hot and cold mixer tap. Heated towel rail.

FAMILY SHOWER ROOM Obscure uPVC double glazed window to the rear elevation. Wash hand basin mounted on vanity unit with hot and cold mixer tap above. Large walk-in shower with rain head attachment and glazed screen. Heated towel rail.

BOOT ROOM With built-in shelving and plenty of space for storage and coats and boots space.







FIRST FLOOR

Turning staircase, uPVC double glazed windows lead to a large landing with doors into 4 bedrooms including the principal suite plus mezzanine landing, above the entrance hall, space for chairs with built-in library/cabinetry.

PRINCIPAL BEDROOM SUITE – 15’1” x 13’8” UPVC double glazed doors opening onto balcony, fabulous leafy outlook over the large gently sloping south facing garden. UPVC double glazed windows to the front elevation, large walk-in dressing room, built-in shelving and hanging space. Door into:-

EN-SUITE BATH / SHOWER ROOM A very impressive luxurious room with uPVC double glazed windows to the side elevation. Large walk-in shower, handheld and rain head attachments. Freestanding Villeroy & Boch bath with matt black hot and cold mixer taps. Villeroy & Boch wc with hidden cistern and double hand basin mounted on vanity unit with matt black mixer taps above. Further built-in storage. Heated towel rail.

GUEST BEDROOM SUITE – 24’4” x 21’10” A large dual aspect room with uPVC double glazed windows to the rear and side elevations enjoying a lovely leafy outlook. Built-in wardrobes opening into the:-

EN-SUITE SHOWER ROOM Low flush wc, wash hand basin mounted on pedestal with hot and cold mixer taps above. Large walk-in shower with glazed enclosure.

BEDROOM 3 – 22’6” x 15’ Again, a very good sized double bedroom with uPVC double glazed windows to the rear elevation with fabulous views over the sun terrace, swimming pool and garden beyond. Built-in wardrobes.

EN-SUITE SHOWER ROOM Low flush wc, wash hand basin mounted on pedestal with hot and cold mixer taps above. Large walk-in shower with glazed enclosure, heated towel rail.

BEDROOM 4 – 13’9 x 13’ A large triple aspect room with uPVC double glazed windows to the rear and side elevations with further Velux rooflight. Built-in wardrobe.

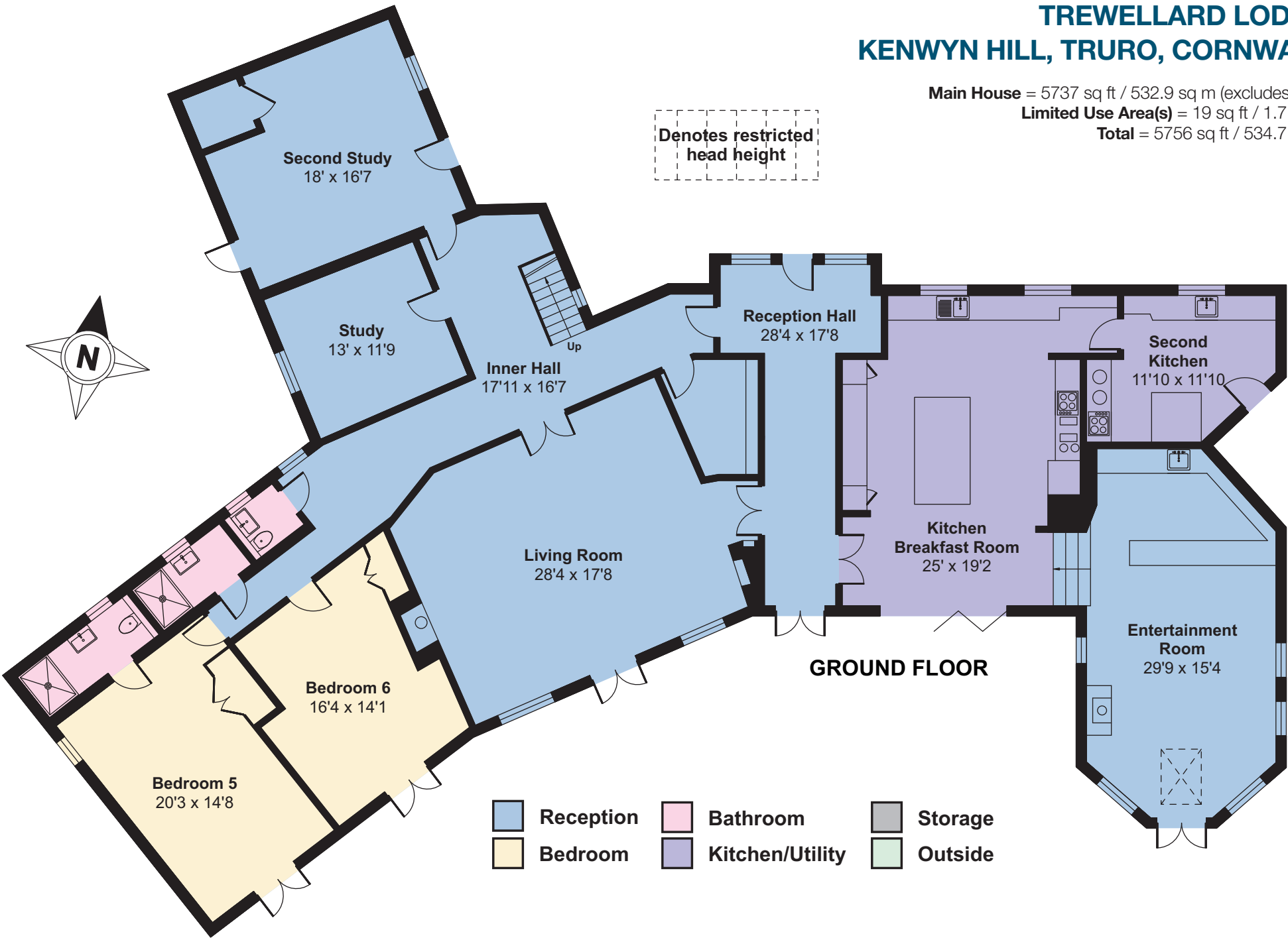
EN-SUITE SHOWER ROOM Low flush wc, wash hand basin mounted on pedestal with hot and cold mixer taps, large walk-in shower with glazed enclosure. Heated towel rail.

On the landing are several large storage cupboards.



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Main House = 5737 sq ft / 532.9 sq m (excludes void)
Limited Use Area(s) = 19 sq ft / 1.7 sq m
Total = 5756 sq ft / 534.7 sq m





Studio Annexe



Studio Annexe

STUDIO ANNEXE

From the brick pavioured driveway stairs ascend to a composite and part glazed front door opening into:-

OPEN-PLAN KITCHEN / DINING / LIVING ROOM – 25'11" x 19'8"

KITCHEN AREA With slimline Neolith worktops, undermounted 1½ bowl drainer sink with hot and cold mixer tap plus Quooker boiling water tap, uPVC double glazed windows to the side elevation with two further large Velux rooflights flooding the apartment with light. Built-in Miele oven, Miele induction hob with built-in extractor, Miele built-in dishwasher plus built-in fridge. Built-in breakfast bar, space for stools. Beyond this is the:-

LIVING / DINING ROOM AREA Space for dining room table, chairs and sofas, wood panelled feature wall. Door that opens into:-

BEDROOM SUITE – 19'8" x 19'6" A pair of uPVC double glazed windows to the side elevation plus further Velux rooflight. Further space for seating. Built-in dressing room, drawers and hanging space and a door opening into:-

EN-SUITE BATH / SHOWER ROOM Large Velux rooflight. Villeroy & Boch wall mounted wc with hidden cistern, Villeroy & Boch wall mounted sink with matt black hot and cold mixer taps. Freestanding bath with matt black hot and cold mixer taps. Large walk-in shower with handheld and rain head attachments and glazed enclosure.

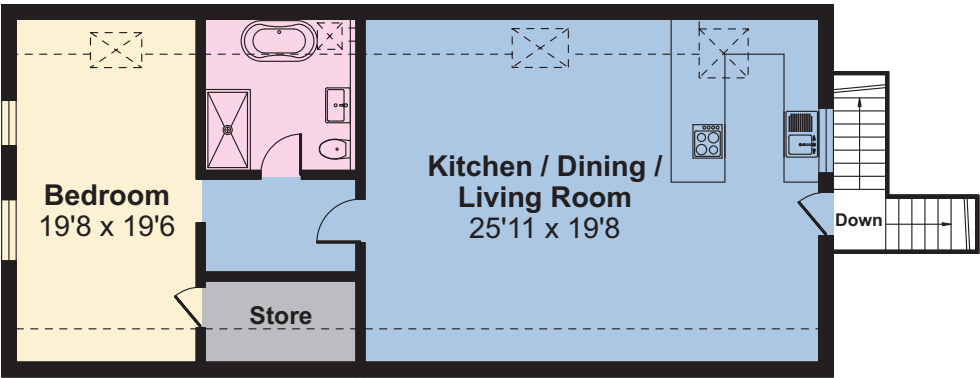
QUADRUPLE GARAGE – 46' x 19'3" A large and impressive quadruple garage, space for up to 4 vehicles. Four electric up and over garage doors electric and lighting.



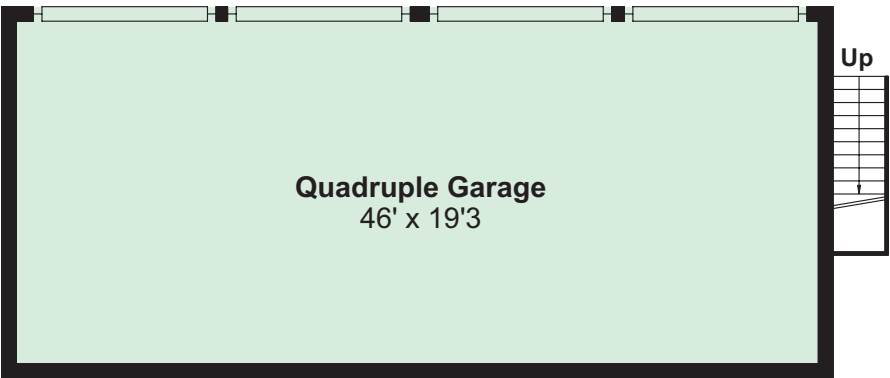
Garage = 905 sq ft / 84 sq m
Studio Annexe = 738 sq ft / 68.5 sq m
Limited Use Area(s) = 167 sq ft / 15.5 sq m
Total = 1810 sq ft / 168.1 sq m

Denotes restricted head height

Reception Bathroom Storage
Bedroom Kitchen/Utility Garage



STUDIO ANNEXE



GARAGE GROUND FLOOR





OUTSIDE

Accessed off Kenwyn Hill an impressive entrance with stone clad wall and downlighters, a pair of electrically operated gates, telecom entry system lead to large tarmacadam turning circle with well planted central island which in turn leads to a large brick pavioured driveway with parking for numerous vehicles and access to the quadruple garage, studio annexe and Trewellard Lodge. From the brick pavioured driveway is a wraparound sun terrace with seamless glazed balustrading which leads round to be accessed off all rear facing ground floor rooms. The sun terrace is large and impressive with numerous seating areas, space for outdoor entertainment. Stairs descend from the sun terrace to an impressively large, mostly lawned and incredibly private rear garden, extremely well planted borders and a large number of mature trees adding to one's privacy. There is a swimming pool in the centre of the lawn which is enclosed by timber picket fencing, beyond this the large area of lawn continues. Throughout the garden are numerous lights which light up the trees and create a fantastic outlook when entertaining during an evening.

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 3ED.

SERVICES Mains water, drainage, electricity and gas.

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

DIRECTIONS From Truro head towards the north coast along Kenwyn Road under the viaduct and past the City Inn on your left hand side, head up the hill and follow the road and on a right hand bend, where after a short distance on the left hand side the driveway for Trewellard Lodge can be found.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100	81	83
A		
81-91		
B		
69-80		
C		
55-68	D	
D		
39-54		
E		
21-38	F	
F		
1-20	G	
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





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