



Tormohun, 68, Daniell Road



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*A stunning and individual detached three-storey New Build house with breath-taking Cathedral Views, located in a sought-after residential road, perfectly located within walking distance of the City Centre and convenient commuting distance of the hospitals and college.*

## Accommodation Summary

**Gross Internal Floor Area:** 1650.65 sq ft (153.35 sq m).  
(Quoted Measurements are Approximate)



### For the Professional Couple

#### Ground Floor

Entrance Hall, 33'10" Open Plan Living / Dining / Kitchen, Cloakroom / W/C.

#### First Floor

Landing, 22'6" Sitting Room with Juliet Balcony and City and Cathedral Views, Stylish Bathroom, Guest Bedroom with Tasteful En-Suite Shower Room.

#### Second Floor

(Principal Bedroom Suite occupying the whole of the top floor): Landing, 14'4" x 14'1" Principal Bedroom with Gable End Window capturing City and Cathedral Views, Stylish Shower Room, Work from home Office / Dressing Room / Occasional Bedroom.

#### Outside

Block Paved Drive and Parking Forecourt for Three Vehicles, Paved Pathways to the side, South-West facing enclosed and relatively private Rear Garden with Patio, capturing the evening sun, and an easy to maintain raised area of Lawn.

### For the Family

#### Ground Floor

Entrance Hall, 33'10" Open Plan Living / Dining / Kitchen, Cloakroom / W/C.

#### First Floor

Landing, 22'6" Principal Bedroom with Juliet Balcony capturing City and Cathedral Views, Stylish Bathroom, Bedroom Three with En-Suite Shower Room.

#### Second Floor

Landing, 14'4" x 14'1" Bedroom Two with Gable End Window and City and Cathedral Views, Stylish Shower Room, Work from home Office / Dressing Room / or Bedroom Four.

#### Outside

Block Paved Drive and Parking Forecourt for Three Vehicles, Paved Pathways to the side, South-West facing relatively private and enclosed Rear Garden for children and pets to play.

## Introduction

This highly specified new build house is ready for immediate occupation. It has been built by a local reputable quality builder with low running costs and maintenance at the forefront, this eco-friendly home boasts modern living at its finest. Architect designed with a brief to offer versatility, convenience and comfort to suit individual lifestyles, this rare opportunity is perfectly located, being around a 15-minute walk of the city centre where a choice of shops, pubs, restaurants and more are in abundance but is equally attractive for those who wish to walk to work and leave the car in the drive. Equally, the property is within a convenient commute to the hospital and college making it a prime location for healthcare professionals or teachers/ lecturers as well as anyone seeking easy access to medical or higher education facilities.

## Tormohun

In Cornish 'Tor' means on the top of the hill and 'Mohun' is a variant meaning of the moon. So, a dynamic translation in English could be "over the moon". The open-plan living area and kitchen on the ground floor is perfectly zoned for cooking and hosting guests and offers a bright and airy space for daily living and entertaining. The new bath and shower rooms are beautifully designed with functional fittings for both luxury and practicality.

The versatile layout of Tormohun has the potential of offering four generously sized bedrooms to provide a comfortable retreat for all family members. In contrast, the property has been designed to appeal to the professional couple looking for adequate space to cater for visiting friends or family guests, so when there are no visitors, the whole property is then utilised to offer relaxation and style with panoramic views of the cathedral and the city with the countryside beyond to create a serene backdrop to help fade away the stresses of daily working life.





## Specifications

- Karndean LVT flooring on the ground floor.
- Fitted carpets on the staircases and rooms on first and second floors.
- Contemporary kitchen with a range of sleek & stylish units, integrated appliances, built in oven, induction hob with extractor over & Quartz worktops.
- Aluminium Patio door to Sun Terrace.
- Composite Double-Glazed Windows with slate sills.
- French doors from Living Room out to a paved seating area.
- Juliet Balcony to the First Floor Sitting Room / Bedroom
- Internal Oak doors.
- Energy Performance Certificate Rating: B
- Air Source heat pump.
- Ground floor fully zoned under floor heating. First floor to radiators.
- 10 Year Architects Build warranty.
- Contemporary family bathroom and En-Suite shower rooms with tasteful tiling.
- Landscaped Garden.
- Parking for 3 cars, paved drive and walkways.











## Summary

Whether you're a professional seeking a unique property with bespoke features that stand out from the crowd located with easy access to the city centre or a family in need of spacious, easily located living within highly sought-after catchment areas for the top-rated schools, this home perfectly blends comfort, style, and convenience.







## Location Summary

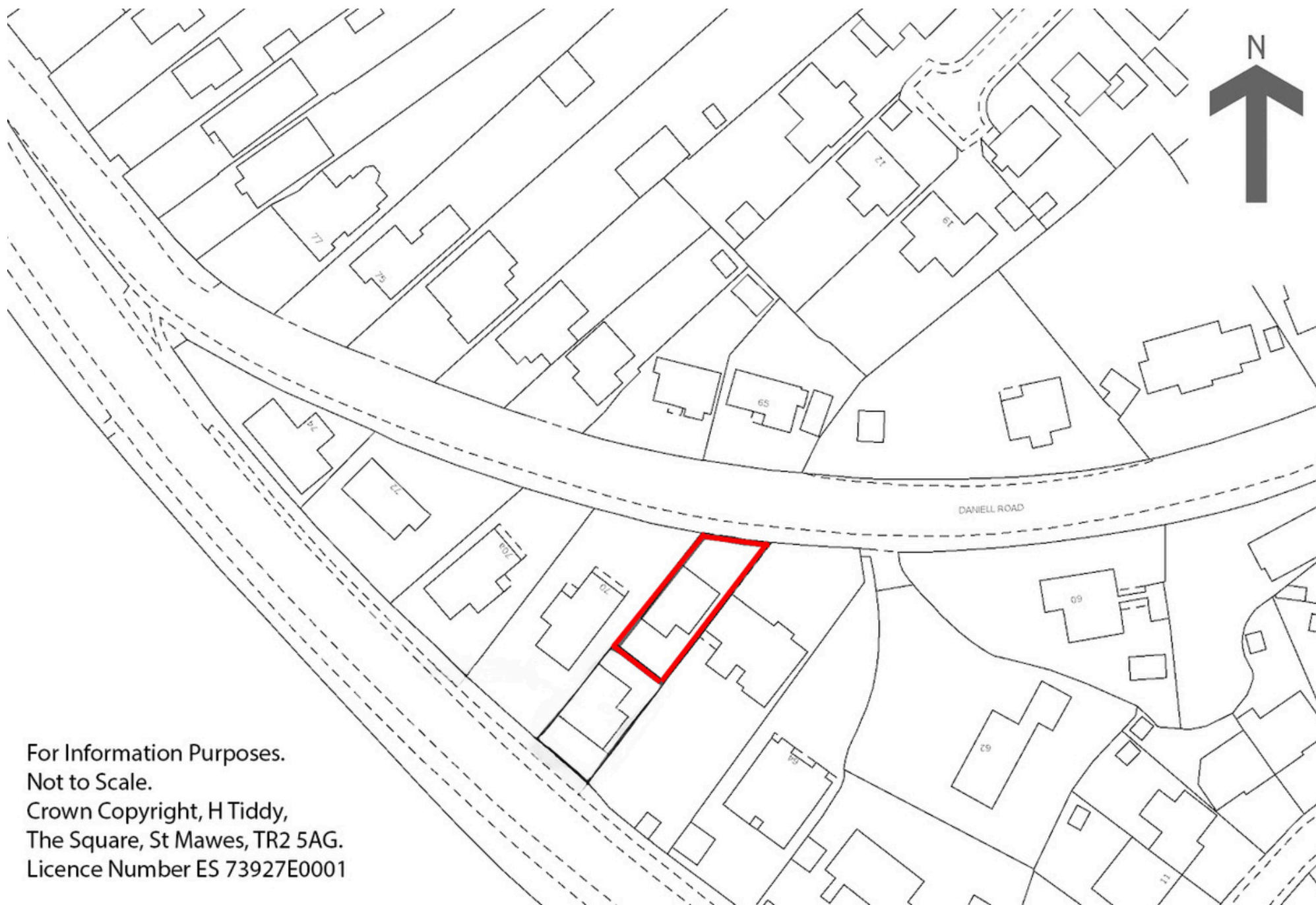
(Distances and times are approximate)

Nearest Bus Stops: Redannick Lane (for city centre): 350 yards; Lidl (for hospitals, Richard Lander Secondary School and Truro College): 175 yards. The Thomas Daniell (Gastro Pub): 700 yards. Truro Health Centre (Doctors): 750 yards. The Piazza (Lemon Quay): 0.6 mile. Truro Railway Station: 0.7 mile (direct trains to London Paddington). Bosvigo Primary School: 0.3 mile. St Mary's Primary School and Truro Nursery (both Ofsted rated Outstanding): 0.8 mile. Penair Secondary School: 1.8 miles. Truro College: 2 miles. Richard Lander Secondary School: 2.2 miles. Royal Cornwall Hospital, Treliske: 1.5 miles. Golf Club: 1.3 miles. Cornwall Airport Newquay: 19 miles.

## Location

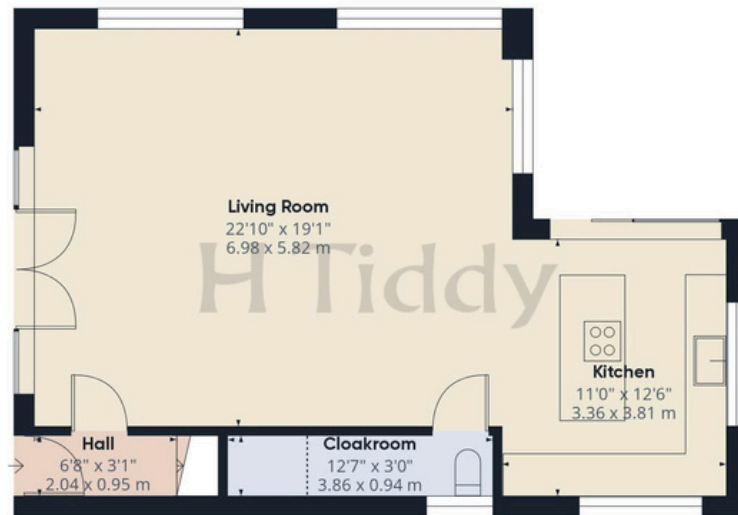
Truro' in Cornish is derived either from "tri-uro" meaning three rivers or "tre-uro", the settlement on the river. Earliest records date back to the Norman times and a castle built in the 12th century. Truro is the southern-most city in mainland Great Britain and is well known for its Cathedral (completed in 1910), cobbled streets and Georgian Architecture, being granted a bishop in 1876 and city status by Queen Victoria a year later. Today Truro is the administrative, commercial and retail capital of Cornwall. It has a wide and varied range of excellent restaurants, bars and cafés, speciality shops and chain stores. There are also a number of fine municipal gardens including Boscawen Park and Victoria Gardens, which have in the past won many awards in the Britain In Bloom competition. It offers an excellent range of primary, secondary private and state schools plus further education at the "outstanding" Ofsted rated Truro College. The City is home to the Royal Cornwall Hospital Treliske, Royal Cornwall Museum, and The Hall For Cornwall theatre. Truro is located centrally to a variety of beautiful sandy beaches, unrivalled sailing waters and water sports, excellent range of golf courses, major tourist attractions and National Trust countryside, country homes and gardens.





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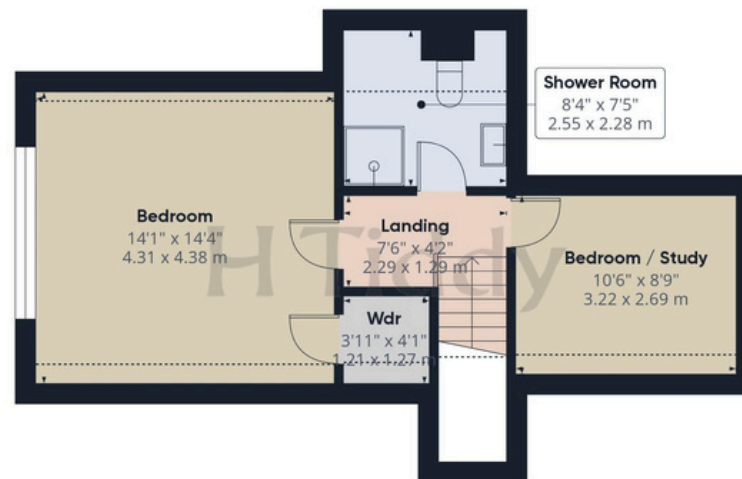




Ground Floor



Floor 1



Floor 2

## Approximate total area<sup>(1)</sup>

1650.87 ft<sup>2</sup>

153.37 m<sup>2</sup>

## Reduced headroom

68.9 ft<sup>2</sup>

6.4 m<sup>2</sup>

(1) Excluding balconies and terraces

## Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## General Information

**Services:** Mains water, electricity and private drainage. Air Source Heating (Underfloor on the Ground Floor and to Radiators on the first and second floors). Double glazed windows and doors.

**Guarantees:** 10 Year Architects Warranty. Guarantees for appliances, external windows and doors.

**Energy Performance Certificate Rating:** B

**Council Tax Band:** To be Assessed.

**Ofcom Mobile Area Coverage Rating:** Likely for EE and Three, Limited for O2 and Vodafone.

**FTTP Ultrafast Broadband Available:** Openreach predicted max download speeds: Ultrafast :115 Mbps; Superfast: 76 Mbps; Standard 21 Mbps.

**GOV.UK Long Term Flood Risks:** River/Sea: Very Low. Between 2036 and 2069: Very Low. Surface Water: Very Low. Between 2040 and 2060: Very Low.

**Tenure:** Freehold.

**Land Registry Title Number:** CL358508.

**Relevant Planning Permission:** PA21/01468

**Viewing:** Strictly by appointment with H Tiddy.

## Tormohun

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Cornwall  
TR1 2DB

## H Tiddy Estate Agents

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## Important Notice

Every effort has been made with these details but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. The electrical circuit, appliances and heating system have not been tested by the agents. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property. Further information on mobile coverage and broadband availability is found on ofcom and openreach 'checker' websites. Visit the Gov.uk website to 'check long term flood risks'.

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