



Chybucca House, Allet, Truro, TR4 9DL
£1,200,000

Key Features

- Beautifully renovated detached former farmhouse
- Semi-rural setting on the edge of Truro
- Superb open-plan kitchen, dining and family space
- Cosy living room plus formal dining area
- Four double bedrooms, en-suite bathroom, shower room
- Detached spacious one bedroom annexe
- Landscaped grounds extending to circa 0.8 acres
- Generous driveway parking with double garage and double carport
- Stylish outdoor entertaining areas with pergola and outdoor kitchen



Beautifully renovated Victorian home on the edge of Truro with detached annexe, generous gardens and superb open-plan living. A versatile lifestyle property finished to an exceptional standard, ideal for family living or multi-generational use.



The Property

Chybucca House is one of those homes that immediately feels special. My clients have undertaken a meticulous and sympathetic renovation, carefully blending the character and charm of the original Victorian building with high quality contemporary finishes to create a home that feels both timeless and ready for modern living.

The ground floor flows beautifully and offers a great balance of cosy and sociable spaces. The full-width living room is a lovely place to unwind, centred around a feature exposed stone wall with inset log burner. There is also a welcoming reception hall which is currently used as a dining space, alongside a practical boot room and downstairs WC.

The real heart of the home is the stunning atrium-style family space which stretches over 35 feet and is designed very much for modern living. This space is filled with natural light and brings together a bespoke 'Melbourne' kitchen with Silestone worktops, butler sink, Quooker tap, integrated appliances and an electric Aga. There is plenty of room for a large dining table as well as a relaxed seating area, and a built-in family booth creates a sociable and practical touch for everyday life.

Upstairs, the split-level landing adds character and interest, leading to three generous double bedrooms, all featuring beautiful stone and granite details. The principal bedroom is a very large double and the second bedroom enjoys its own en-suite, while the family shower room is finished to a high standard with a walk-in double shower and 'his and hers' vanity unit. A further staircase rises to the top floor where you'll find an additional bedroom – ideal as a guest room, teenager's space or home office.



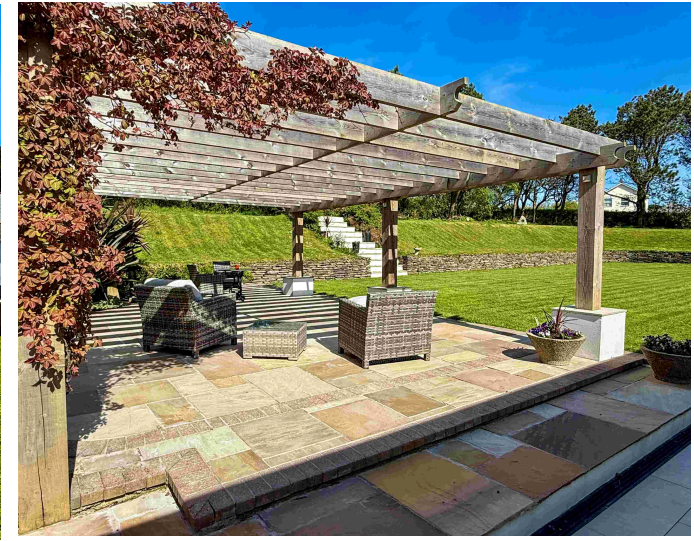




The detached annexe is a fantastic addition and offers excellent flexibility depending on your needs. Whether for extended family, guests or potential income, it has been thoughtfully designed with reversed accommodation to make the most of the surrounding views.

Upstairs is a bright and spacious living room with French doors and a Juliette balcony, along with a double bedroom with French doors opening onto a composite decked terrace leading down to the rear garden. On the lower level there is a sleek modern kitchen/breakfast room as well as a well-appointed four-piece bathroom suite.

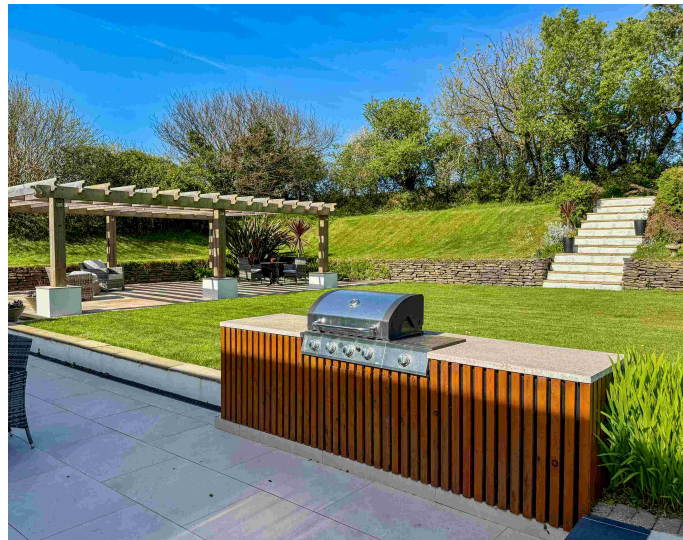




The grounds extend to around 0.8 of an acre and have been beautifully landscaped to create a space that feels both impressive and incredibly usable. To the front, a sweeping driveway provides ample parking for multiple vehicles and leads to both the double garage and carport, while the front lawned garden is bordered by established planting, shrubs and mature trees.

The rear of the property has been designed with entertaining and outdoor living in mind. A large porcelain tiled patio leads directly from the house, stepping up to a sandstone terrace with a bespoke timber pergola – a perfect spot for outdoor dining. There is also a brick-built outdoor BBQ kitchen area with gas cooker - making this a brilliant space to host family and friends. At the end of the patio there is a modern outbuilding with a WC which is currently utilized as a bar providing the perfect spot to enjoy the last of the evening sun. This would of course also be a great work from home office which feels separate to the main home.

Beyond this, a generous level family friendly lawn leads up to a further tiered section of garden, all enclosed by traditional Cornish hedging which adds to the sense of privacy and character.



The Location

Positioned on the semi-rural fringes of Truro in Allet, the property enjoys the best of both worlds – a peaceful setting surrounded by countryside, yet within easy reach of the city in a five minute drive. Nearby Shortlanesend is a thriving village with a strong community feel, offering a shop and post office, primary school, pub and village hall, along with access to beautiful countryside walks through the Idless and Newmills valleys. Penrose Water Gardens is also close by – a lovely spot for a relaxed afternoon with the Cornish Barista café serving excellent food and drinks.

Truro is 3 miles away and as the capital of Cornwall boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned schools are in abundance and there is a main line railway link to London (Paddington) within 5 hours. Draws such as the newly renovated Hall for Cornwall, historic Truro Cathedral and Royal Cornwall Museum are on one's doorstep with regular city events taking place throughout the year such as Truro Food Festival, City of Lights and famous Christmas markets.



Floorplan

Approximate Area = 2532 sq ft / 235.2 sq m (excludes carport)

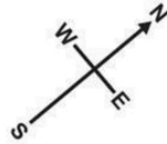
Limited Use Area(s) = 17 sq ft / 1.5 sq m

Annexe = 951 sq ft / 88.3 sq m

Garage = 376 sq ft / 34.9 sq m

Outbuildings = 167 sq ft / 15.5 sq m

Total = 4043 sq ft / 375.4 sq m



Property Information

Tenure: Freehold

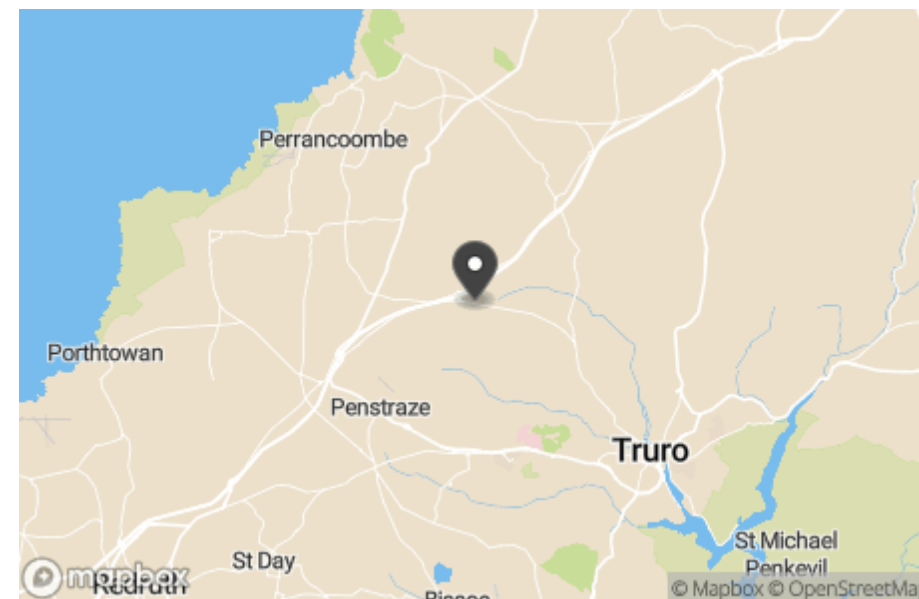
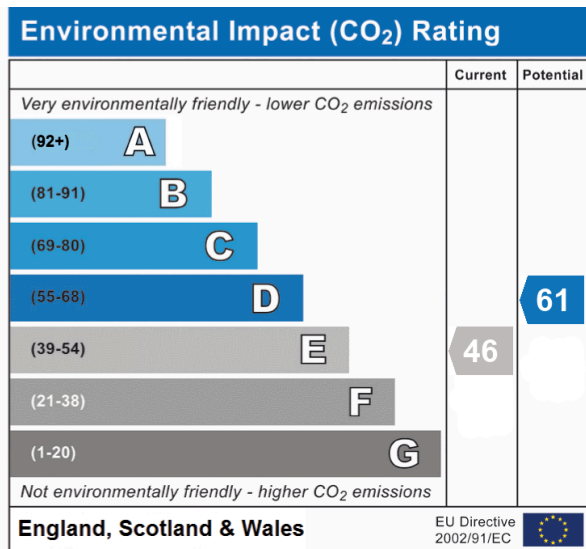
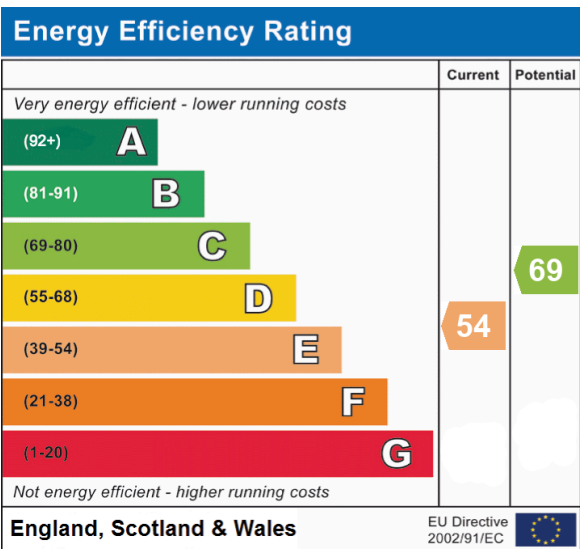
Council Authority: Cornwall

Council Tax Band: F

Services: Mains electric is connected. The heating and hot water is provided by an oil fired boiler. Private water supply via bore hole with modern filtration system. Private drainage.

Mobile Signal: All networks good outdoor

Broadband: Starlink currently connected with average speeds of 190mbs.



Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.

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