LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9845 **£675,000**

10 Arch Hill,
Old Falmouth Road, Truro, Cornwall, TR1 2FU **FREEHOLD**



Do not miss this opportunity to acquire this brand new stylish reverse level home close to Truro city and ready for immediate occupation.

Enjoying the convenience of city living and westerly views over the rural fringes of Truro, close to the sailing waters of the Carrick Roads and Port of Falmouth. Be quick to secure the only one remaining property of this phase, within this small and select development by MJL Limited. We recommend an internal viewing to fully appreciate the size and specification of this stylish brand new 4 bedroom, 3 bathroomed contemporary home with circa 2,000sq.ft. of accommodation.





SUMMARY OF ACCOMMODATION

First Floor Entrance hall with cloakroom wc, quality fitted kitchen with integrated Siemens appliances. Open-plan living/dining room with access to a broad glass balustraded balcony. Principal bedroom with en-suite shower room and walk-in wardrobe.

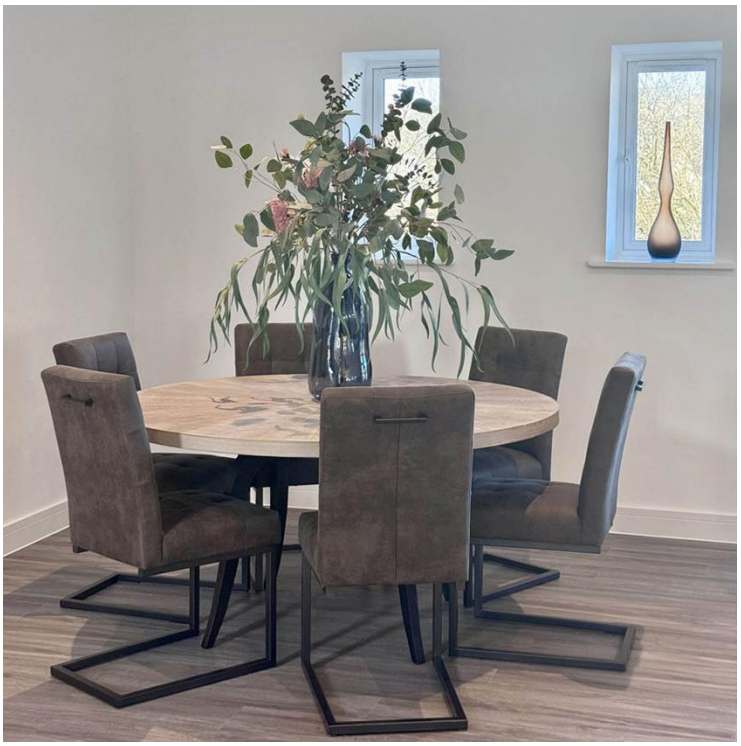
Ground Floor Bedroom hall to guest bedroom with en-suite shower room and built-in wardrobes. 2 further double bedrooms both with built-in wardrobes. Family bath/shower room. Large utility room with storage cupboard, a range of matching fitted wall and base units with worksurfaces over and inset sink and drainer unit. Plantroom housing the hot water cylinder.

Outside Brick pavioured driveway and detached oversized single garage with electric charging point. The garden to the rear is laid mainly to lawn and enclosed with lapboard fencing to all sides with steps leading down from the front of the property to the patio area.







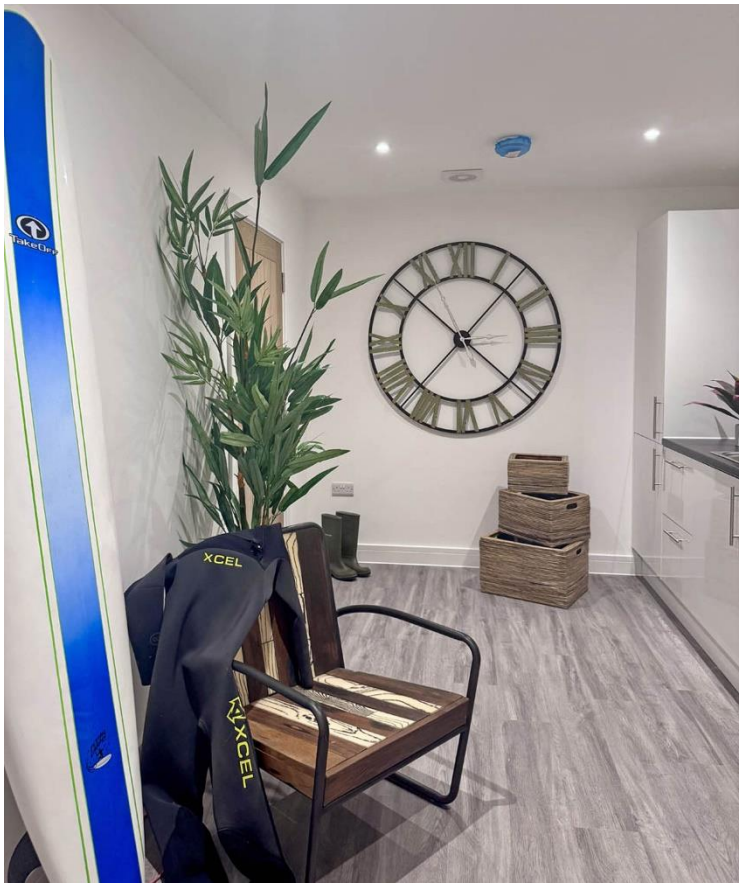








DESCRIPTION



10 Arch Hill is a newly built high-quality home with approximately 2,000sq.ft. finished to an exceptional standard and designed to make the most of its elevation position and west facing rural views on the outskirts of Truro. Featuring an impressive open-plan kitchen/dining and living space which opens via bifold doors onto a glass balustraded balcony, creating a bright and sociable living area. The kitchen is contemporary and fitted with integrated Siemens appliances and quartz worktops and is supported by useful cloakroom/wc.

Also on this level is the principal bedroom suite complete with a fully tiled en-suite shower room and walk-in wardrobe with fitted shelving. Double doors from the bedroom open directly onto the balcony allowing the room to enjoy the same superb outlook.

A feature staircase leads down to the ground floor where a central hallway provides access to a guest bedroom with en-suite shower room and built-in wardrobes, a stylish family bathroom and two further double bedrooms both with built-in wardrobes and double doors open onto the patio and gardens.

To complete the accommodation, the home benefits from an exceptionally large utility/plantroom offering extensive fitted storage, worksurfaces, sink and drainer plus additional cupboards, ideal and practical for family living.

Outside the front offers a brick pavioured driveway with parking alongside a detached oversized single garage with electric up and over door and an EV charging point. A gated side access leads down steps to the rear garden which includes a patio area and enclosed lawned terraced garden bordered by fencing. The garden is west facing, ideal for afternoon and evening sun.





LOCATION

Situated just off Old Falmouth Road on the southern edge of Truro, Arch Hill is a particularly sought after area thanks to its convenience for both the city centre and the A30/A39, providing fast access to Falmouth and the south coast. The area is well positioned for sailing and water sports at the Carrick Roads with nearby attractions including Trelissick House, Loe Beach and the King Harry Ferry to the Roseland Peninsula. Truro itself offers excellent shopping, dining and cultural amenities including the renowned The Hall for Cornwall theatre, strong schooling options and a mainline rail connection to London Paddington in approximately 4½ hours.



ROOM DIMENSIONS (all dimensions are approximate)

FIRST FLOOR

Kitchen/living/dining room – 31'4" x 27'2"
WC – 6'5" x 5'2"
Principal Bedroom – 13' x 11'4"
En-suite – 7'2" x 4'9"

GROUND FLOOR

Bedroom 2 – 16'4" x 11'1"
En-suite – 6'5" x 6'5"
Bedroom 3 – 12'1" x 9'8"
Bedroom 4 – 16'4" x 9'5"
Family bathroom – 9'8" x 6'5"
Utility – 13'1" x 6'5"

GARAGE – 21'6" x 14'1"

In all, about 2,000sq.ft.

SPECIFICATION

Externals

Exterior Finishes: White painted render with cedar cladding panels to front and rear elevations.

Roofing: Natural slate in Brazilian grey/green.

Driveway: Block paved surfaces with additional parking for 2 cars in tandem.

Patios and Paths: Paving slabs measuring 450 x 450.

Fencing: 1.8m high timber close boarded fences topped with a top cap.

Pedestrian Access: Iron side gate for easy entry and exit to side and rear gardens.

Windows: Modern anthracite uPVC double glazed casement windows.

Drainage: Black uPVC downpipes and guttering.

Fascia and Soffits: Low maintenance and durable anthracite uPVC.

Balcony: Powder coated steel balconies with frameless glass infill panels.

Garden Finish: Enclosed and turfed with patio area.

Internals

Kitchen: High-spec integrated kitchen featuring quartz worktops.

Appliances: Siemens appliances including a single oven, compact oven, microwave, warming drawer, 4 zone induction hob, integrated dishwasher, integrated fridge/freezer and integrated wine cooler.

Bathroom and en-suite: Porcelenosa ceramic tiled walls and floors.

Sanitaryware: Vado/Armera high-spec fittings.

Mirrors: Wall-mounted mirrors featuring demisters in all en-suite and bathroom.

Doors: Oak doors with brushed chrome ironmongery.

Access to outdoor spaces: UPVC glazed French doors to patios and aluminium bifold doors to the balcony.

Heating system: Gas boiler, pressurised system and underfloor heating to ground floor and first floor set in screed.

Connectivity: BT and TV points in lounge/diner and all bedrooms.

Storage: Fitted wardrobes in designated bedrooms.

Flooring: Luxury vinyl in living area and carpet in halls and bedrooms.

Garage

Exterior: White painted render.

Roofing: Natural slate in Brazilian grey/green.

Access: Electric garage door including two controllers.

Amenities: Additional amenities include a power socket and an EV charging point.

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 2FU.

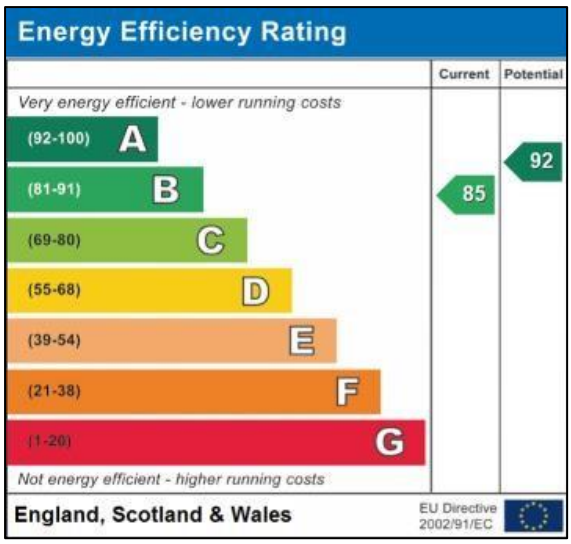
SERVICES Mains water, drainage, electricity and gas.

COUNCIL TAX BAND To be confirmed. (see www.mycounciltax.org.uk).

DIRECTIONS From Truro city centre head along Lemon Street, onto Falmouth Road and at the roundabout proceed straight along in the Falmouth direction turning immediately left onto Old Falmouth Road. Arch Hill Crescent is located about 200 yards along on the right hand side.

WHAT3WORDS ///other.soaks.melon

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.

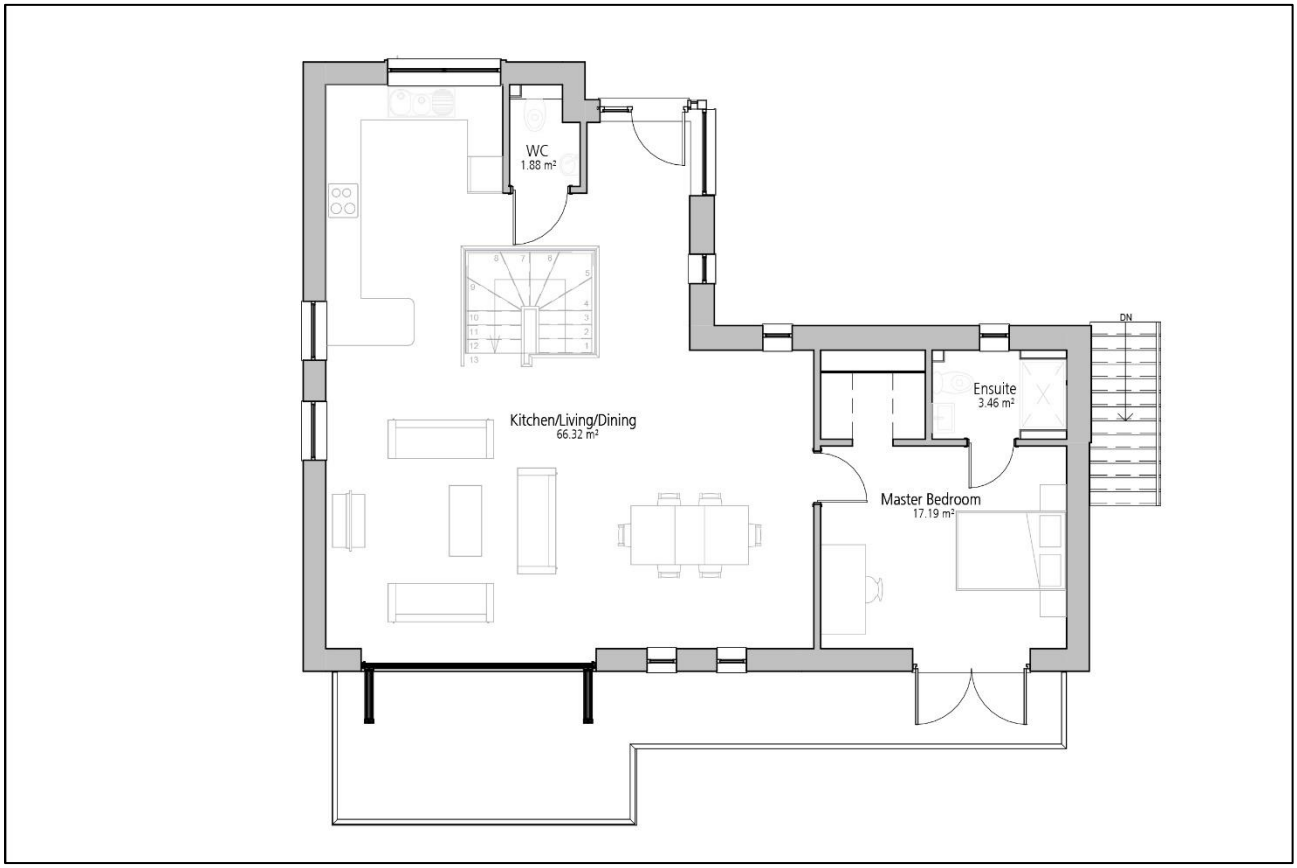


OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

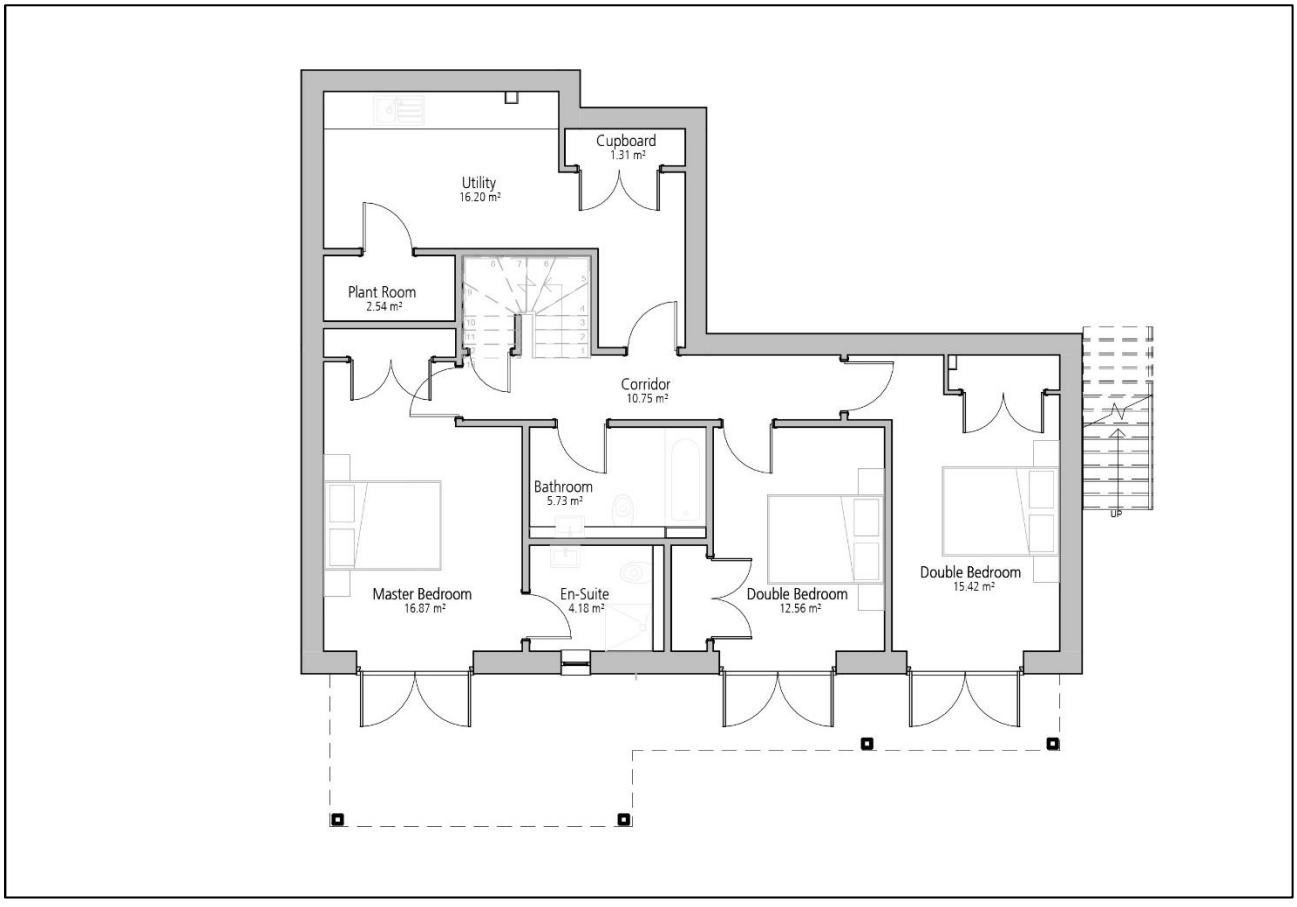
THE PROPERTY OMBUDSMAN
Approved Redress Scheme

Not to scale – for identification purposes only.

Ground Floor



First Floor


Cupboard
1.31 m²
Utility
16.20 m²
Plant Room
2.54 m²
Corridor
10.75 m²
Bathroom
5.73 m²
Master Bedroom
16.87 m²
En-Suite
4.18 m²
Double Bedroom
12.56 m²
Double Bedroom
15.42 m²
UP


TRURO
FALMOUTH
CARRICK ROADS
ROSELAND
TRURO RIVER
FALMOUTH RIVER
PERCUIL RIVER
TRESILLIAN RIVER
Threemilestone
Newbridge
Penweathers
Higher Newham
Calenick
Kea
Trethowell
Carlyon Fm
Porth Kea
Tregullas
Playing Place
Quenchwell
Helston Water
Chygwyne
Killiganoon
Cowlands
Tregew
Penelewey
Come to Good
Carnon Downs
Devoran
Tresithick
Goonpiper
Pennol
Chycoose
Tregoose
Trevilla
Tretissick
Feock
Point
Restronguet Creek
Carclew
Halwyn
Harcourt
Porthgwidden
Loe Beach
Restronguet Passage
Angarrick
Crownick
Restronguet Point
Weir Point
Mylor Bridge
Greatwood
Mylor Creek
Carvinack
Woodlands
Tretew
Quays
Mylor Churchtown
Penarrow Point
Portoe
PENRYN
Bissom
Tregew
Trefusis
Flushing
Marina
Trefusis Point
Mongleath
Menehay
Boslowick
Lamb Down
Lambesso
Merther
Treveor
Tresawsan
St Clement
Malpas
Merther Lane
Tregonian
Trewonnal
St Michael Penkevil
Old Kea
Woodbury
Tregothnan
Nancarrow
Penkevel
Deer Park
Trevean
Coombe
Higher Trelease Fm
Ferry P (summer only)
Polgerran Wood
Borlase Wood
Tolverne Cott
King Harry Ferry
Tolverne
Polmesk
Polmenna
Carlannick
Philleigh
Treworthal
Penperth
Trelissa
Tolcarne
Treverras
Turnaware Point
Pill Fm
Roscassa
Commerrans
Tredellans
Lanhoose
Tregairawoon Fm
Trewithian
Carwarthen
Trethem
Messack Fm
Pulpry
Polhendra
Trethem Mill
Tregorland
Trethewell
Lanhay
Tregassa
Rosevine
Polltaughan
Messack Point
St Just Pool
St Just In Roseland
Gerrans
Trewollack
Trevennel Fm
Tregear Vean
Tregassick
Trelan
Percuil
Trewince
Rosteague
Quay
St Mawes
St Mawes Harbour
St Mawes Castle
Castle Point
St Anthony
Carricknath Point
Black Rock
Porthbeor Beach
Porthmellin Head
Place
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