



Daubuz Lodge, 12 Treseders Gardens, Truro, TR1 1TR

£875,000

Key Features

- Truly individual detached residence
- Beautiful sylvan setting yet close to city centre
- Stunning wrap around landscaped gardens
- Near 3,000 sq ft of characterful accommodation
- 4/5 bedrooms, 3 bath/shower rooms, library
- Large kitchen, living room with wood burner, quality sun room
- Single garage, plentiful driveway parking & wine cellar
- Video tour available



A wonderfully individual detached residence in a quite magical sylvan setting whilst being close to Truro city centre. Stylishly presented 4/5 bedroom accommodation full of character with beautiful gardens to all sides, garage and plentiful driveway parking.



Summary

An incredibly rare opportunity to live within central Truro and the historically important Treseders Estate, famed for its contribution to horticulture and introduction of rare and exotic plant species to the area. This has created what can only be described as a quite magical place to live, Daubuz Lodge is set towards the end of the road and is a truly individual residence which would be a wonderful place for anyone to call home.

The setting is blissful and the quarter acre plot holds so much interest with the wrap around walled gardens landscaped and meticulously maintained with mature borders and vibrant planting. There are multiple seating areas and walkways that allow you to enjoy the outside space throughout the day.

The accommodation measures just under 3,000 sq ft and provides both versatility and an incredible amount of character at every turn. The site history goes back as far as the 1300's with the original part of the house thought to date back to the early 1800's. The property was then subject to an extensive renovation and extension by renowned Truro architect Paul Bunyan for Daubuz Lodge to become his home. A more recent renovation has worked with the existing layout and adapted to a modern way of living with high quality and beautiful presentation from top to bottom.



The Property

On the ground floor a slate tiled entrance hall has an integrated storage cupboard and opens up to an inner wood floor hallway providing a cosy seating area below the stairs with a large airing cupboard. The main bedroom is set to the front of the house with the wood flooring continuing through and has the benefit of a walk-in wardrobe, windows to front and side aspect as well as a gorgeous en-suite shower room with excellent fittings and large designer tiled shower with rainfall shower head. The second bedroom is a large double currently used as a luxurious dressing room with wood flooring, window with slate windowsill and a glazed door providing access to the rear garden. The third and final bedroom on this level is a further double with wooden flooring, window to front aspect and space for a large wardrobe behind the door.

The family bathroom is a luxurious space with a slate floor enjoying underfloor heating as well as a window to the rear aspect. An inviting stand-alone bath is complemented by a WC, basin and tiled shower cubicle with rainfall head. The last room on the ground floor is a very useful utility room with fitted base and eye level storage, worktop, basin and plumbing/space for washing machine and dryer. An integrated storage cupboard also houses the modern gas boiler and pressurised hot water cylinder. There is a rear door to the garden and an integral door to the good-sized single garage with electric roller door, power, light and window to rear aspect.



Stairs rise to the interesting first floor landing with two lovely multi-pane internal windows and a sun tube allowing natural light to pour in from above. A door opens to the large kitchen which is a beautiful room with wooden flooring and windows to both front and sides. The kitchen is high quality bespoke made and offers plentiful storage and worktop space, a built in gas Rangemaster cooker and double Belfast sink. There is a large central island perfect for socialising and a separate walk-in pantry through an archway in the corner. Bi-folding glazed doors then open to the high quality conservatory providing an excellent sun room to be enjoyed throughout the year. There is space here for dining and separate seating areas across two tiers and all enjoys views over the garden with a stone tiled floor, painted stonework to the terrace and has seamless access through double doors out onto the rear decked terrace. The living room is accessed either via the conservatory or hallway and doesn't disappoint either – an impressive 23ft x 13ft room with four windows overlooking the garden. A slate tile floor has underfloor heating which is further enhanced by the fantastic stand-alone wood burner on a raised slate hearth.

The fourth bedroom is located off the landing and is a large double with plenty of space for hobbies as well. The room has three Velux windows to front aspect and two large integrated storage cupboards. Down the landing is a modern shower room and WC with lovely stone basin. Beyond this there is a great sized room with two large Velux windows above, wooden flooring, integrated storage and offers a perfect study, second living space or fifth bedroom if needed. Beyond this room there is an incredibly sweet little space which has a glazed door opening to the rear garden, currently used as a peaceful library.





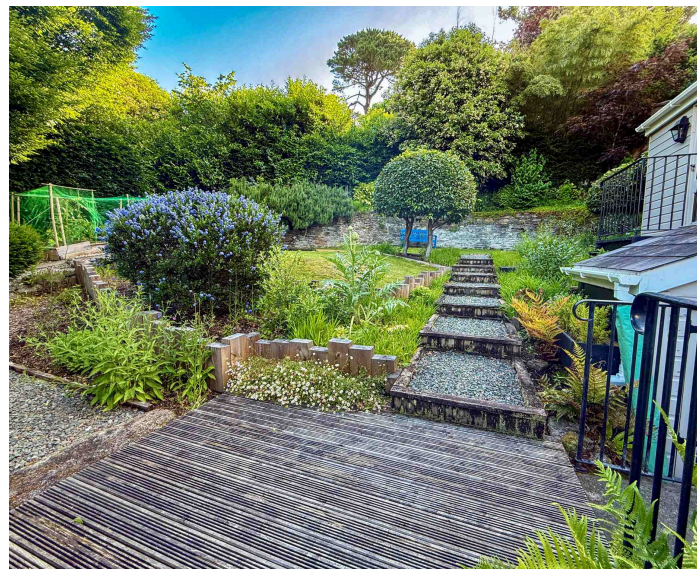
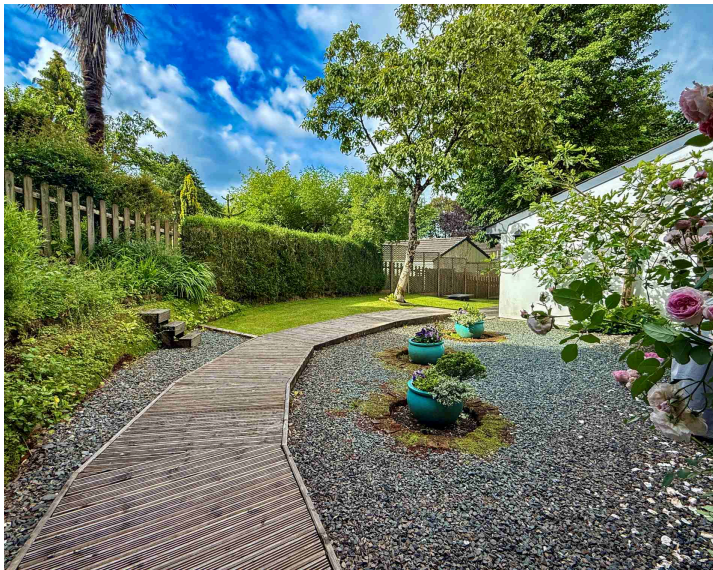
The Outside

The gardens at Daubuz Lodge are a particularly special feature of the property and reflect the area's rich horticultural heritage. Set within established impressive walled grounds, they provide a wonderful sense of privacy and seclusion whilst creating an attractive and peaceful setting around the home.

Beautifully maintained and thoughtfully planted, the gardens retain many characteristics associated with the historic Treseder Nursery, which once occupied the site. Mature trees, established borders and seasonal planting create colour, texture and interest throughout the year, resulting in a garden that feels both settled and timeless.

Areas of tiered lawn are complemented by well-stocked borders and a variety of outdoor seating and entertaining spaces. Decked terraces provide excellent spots for al fresco dining and enjoying the gardens throughout the day, whilst practical additions include a productive vegetable patch and useful log store.

To the front there is a sweeping tarmac driveway providing parking for several vehicles with space to turn and this leads to the single garage. Down a couple of granite steps to the front there is access to an exciting cellar space which has been well equipped as a wine cellar with power and light.



The Location

Daubuz Lodge occupies a particularly desirable position on the edge of Truro city centre, tucked away within the historic Treseders Gardens development. Despite its central setting, the property enjoys a peaceful and private environment thanks to its traffic free position and being surrounded by established greenery.

Moresk is one of Truro's most sought-after locations thanks to its leafy green and peaceful surroundings whilst being ultra convenient for the city centre. This is blissful living with bird song in gorgeous surroundings whilst being a 10 minute leafy tree-lined walk to the town. Located on the North/East side of the city this position is particularly convenient for Penair Secondary School, Truro Private School, St Mary's, Archbishop Benson and Bosvigo primary schools. You are very quickly out into the countryside here; the beautiful Daubuz Moor nature reserve is quite literally on the doorstep and offers six hectares of riverside walks, open green space and wildlife-rich meadows, providing a wonderful setting for walking, exercising and enjoying the outdoors throughout the year.

Driving out of town North you'll be on the A30 in less than 15 minutes and there are excellent transport links with buses heading in all directions nearby. To the North you can be enjoying some of the most dramatic and stunning coastline that Cornwall has to offer within 20/25 minutes such as St Agnes, Perranporth and Holywell to name a few.

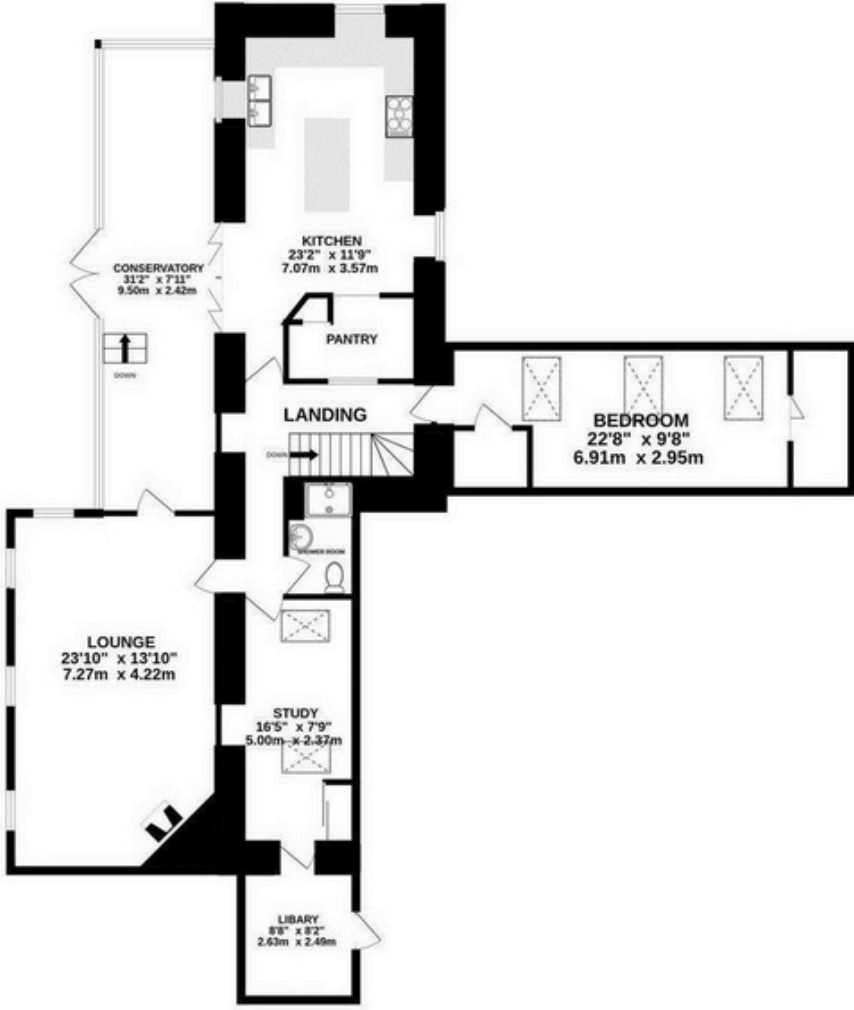
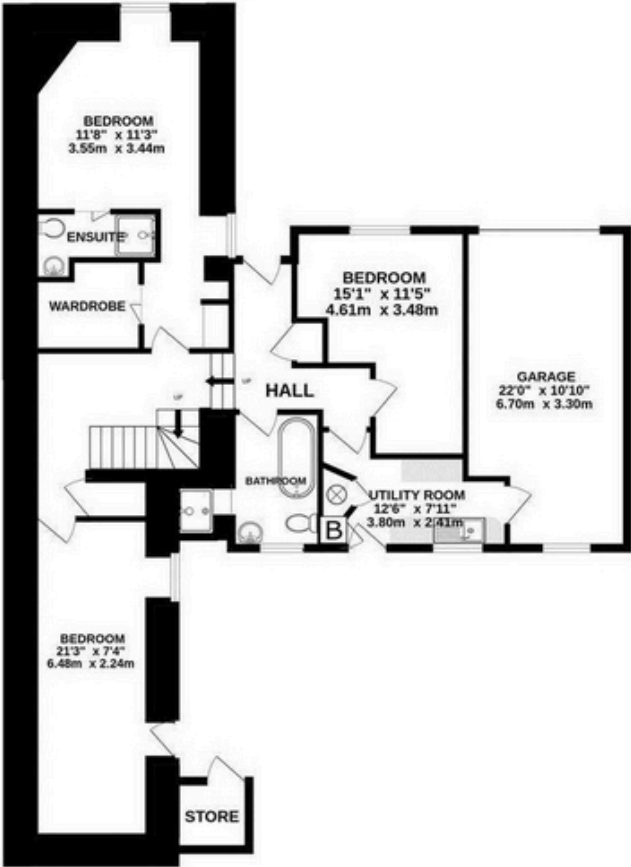
Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned 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.





Daubuz Lodge is a truly special home in a quite magical setting providing any lucky owner a perfect blend of character, versatile and interesting accommodation as well as superb outside space. All whilst existing in a stunning sylvan setting whilst only being a short walk to the city centre. This is a home that needs to be seen to be appreciated.

Floorplan



TOTAL FLOOR AREA : 2762 sq.ft. (256.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any

Property Information

Tenure: Freehold

Council Authority: Cornwall


Council Tax Band: E

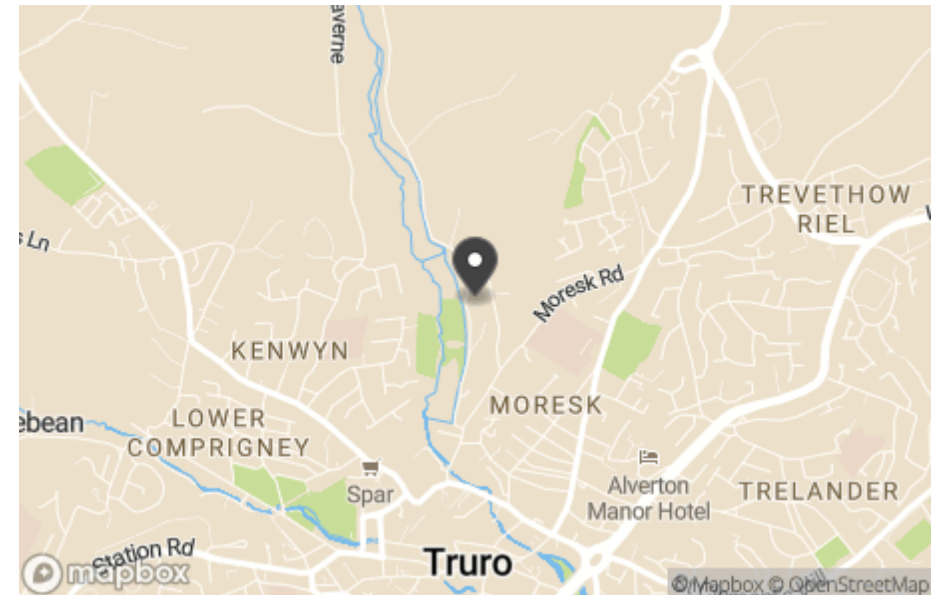
Services: Mains water, drainage, electric and gas are all connected.

Mobile Signal: All networks good outdoor.

Broadband: Superfast available. Max Download 80Mbps. Max Upload 20Mbps.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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