



Chybucca House



# Chybucca House

Allet, Truro, Cornwall, TR4 9DL

Truro City - 2.5 miles North Coast - 11 miles

A magnificent and most handsome Victorian residence with large grounds, detached annexe/ ancillary accommodation and garaging.

- Detached Family Residence
- Superior Presentation
- Superb Family Room/Kitchen
- Annexe/Ancillary Accommodation
- Double Garage & Carport
- Extended Accommodation
- Freehold
- Council Tax Band F

## Guide Price £1,200,000

### DESCRIPTION

Chybucca House is a superb home, presented to the market in pristine condition and offers the discerning purchaser a wonderful opportunity. The property has been sensitively and meticulously renovated, now tastefully blending contemporary styling with its former classic Victorian character. In brief, the extended and spacious accommodation would suit a family or lifestyle living with the opportunity to utilise ancillary accommodation.

### SITUATION

The property is located on the semi-rural outer fringes of Truro in Allet, which lies just 2.5 miles from Truro city centre. The nearest village is Shortlanesend, a thriving village surrounded by rolling countryside that abounds with scenic walks, including the Idless and Newmills valleys. Local facilities include a shop & post office, primary school and pub, together with a playing field and village hall. Nearby Penrose Water Gardens is a tranquil place to visit with over 40 lily ponds and the renowned Cornish Barista cafe.

The village is linked to Truro by a cycle way/footpath which provides easy access to all the amenities of this small city. Dominated by the splendid three spired cathedral which stands at its heart, this ancient port is situated in a valley at the head of the beautiful river bearing its name and now forms the retailing, administrative and cultural centre of the county. A stroll around the centre will find numerous restaurants, cafés and public houses together with a wide variety of independent and national retailers.

The train station links directly with London Paddington, whilst a number of daily scheduled domestic and international flights depart from Newquay Airport.



## THE MAIN HOUSE

Accommodation comprises of a full width living room with log burner inset into a feature exposed stone wall, reception hall/ dining room, boot room, downstairs w.c, a stunning atrium family space extending over 35 foot incorporating a bespoke, high specification 'Melbourne' kitchen with fully integrated appliances, electric Aga, butler style sink with Quooker tap, silestone worksurfaces and fabricated family seating booth. In addition there is space for a large dining table and at the opposite end, a relaxation seating space. To the first floor via a split level landing there is a family shower room with 'his and hers' vanity unit and walk-in double shower, three double sized bedrooms all with feature stone and granite walls and a master en-suite. Stairs rise to a further top floor bedroom.

## ANNEXE ACCOMODATION

Accommodation is reversed and comprises of a modern, sleek kitchen/ breakfast room, spacious four piece suite bathroom, living room with French doors and Juliette balcony, double bedroom with French doors leading to a composite decked sun terrace overlooking the surrounding countryside.

## OUTSIDE

The grounds of 0.80 of an acre have been extensively landscaped by the current vendors, to now provide an inviting, sweeping entrance neatly laid to tarmac providing ample parking, lawned front garden with well established border planting with shrubs and established trees. There is a double carport with electric point and a further double garage with plumbing and connections for domestic appliances.

The the rear of the house in an expansive patio, beautifully laid to porcelain tiles leading to a further slightly raised sandstone tiled patio covered by a bespoke built timber pergola. Brick built bbq station with inset gas cooker and a large level lawn with ornamental steps leading to a higher tiered section of garden. The boundaries are well defined with traditional Cornish hedgerow.

## SERVICES

Mains electricity is connected.

Oil central heating.

Private drainage and water supply.

Council tax band - F.

Listed Building - No.

Conservation Area - No.

Flood Risk - Very Low.

Satellite and Fibre: BT and Sky available.

Broadband: Basic available and Starlink averages 200Mbps.

Mobile phone: 02, Vodafone, Three and EE are likely (Ofcom).

## DIRECTIONS

From Truro proceed to Shortlanesend on the B3284 and continue through the village and over the island. Continue on the B3284 passing Allet Methodist Church on the right hand side towards the A30, taking the final turning on the left hand side signposted Tregavethan where the property can be located immediately on the right hand side identified by our for sale sign.

## VIEWINGS

Viewings are strictly by prior appointment via Stags, Truro.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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

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