



Little Home Parc, Comprigney Hill, Kenwyn, Truro, TR1 3EE
£995,000



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THE TRURO ESTATE AGENT

Key Features

- Beautifully renovated detached family home set in 0.6 acres of mature gardens
- Desirable Kenwyn area of Truro, a leafy and peaceful location yet close to the city centre
- Flexible and spacious layout with five double bedrooms, two bathrooms, multiple reception areas and integral annexe potential
- Light filled stylish interiors recently completed with extremely high quality finishes



- High-spec eco features including underfloor heating, air source heat pump, solar panels, Tesla Powerwall and EV charger
- Sweeping driveway with turning circle, ample parking for several vehicles and garage
- Sun facing lawns and sheltered terraces enclosed by established trees and planting
- Video tour available

A beautifully renovated five-bedroom family home set in 0.6 acres of mature gardens in the desirable Kenwyn area. Stylish interiors with excellent energy credentials, plentiful parking and garage. A rare opportunity of extremely high quality in a premium location.



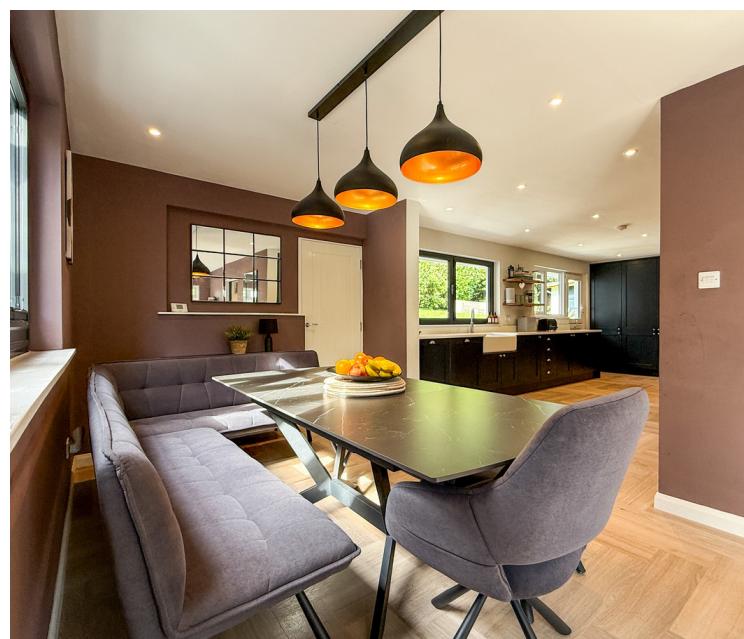
The Property

Little Home Parc is a truly special home - beautifully renovated and carefully modernised in recent years and sitting in about 0.6 acres of private gardens just moments from the city centre. With its flexible layout, eco-friendly specification and generous grounds, it offers a rare blend of space, style and convenience.

Arriving at the property, a sweeping tarmac driveway winds past broad lawns to a turning circle and ample parking in front of the bungalow and garage. The setting immediately impresses, with mature planting, established hedges and a wonderful southerly aspect across the gardens.

Stepping inside, the accommodation flows naturally. A spacious entrance hall with useful storage and WC opens to the reception spaces. To the front, the main living room takes full advantage of the south-facing position, with large windows overlooking the gardens and filling the space with light. A wonderfully crafted entertainment wall surrounds a gorgeous wood burner with slate tile surround - perfect for those cosy winter nights. Sliding doors create a choice of partition or an open feel depending on your preference and the beautiful herringbone wooden floor continues right the way through the entire space. The living room opens to a dining and study space which has dual aspect windows and glazed doors opening to a South/West facing sheltered terrace with pergola above. This area is perfect for immediate al-fresco dining and drinks blending the inside and outside seamlessly into one. Past the spacious dining area the room opens out into the glorious kitchen. This area is a particular highlight - fully refitted with contemporary cabinetry and integral high-quality appliances with direct access onto a rear terrace and the gardens beyond.

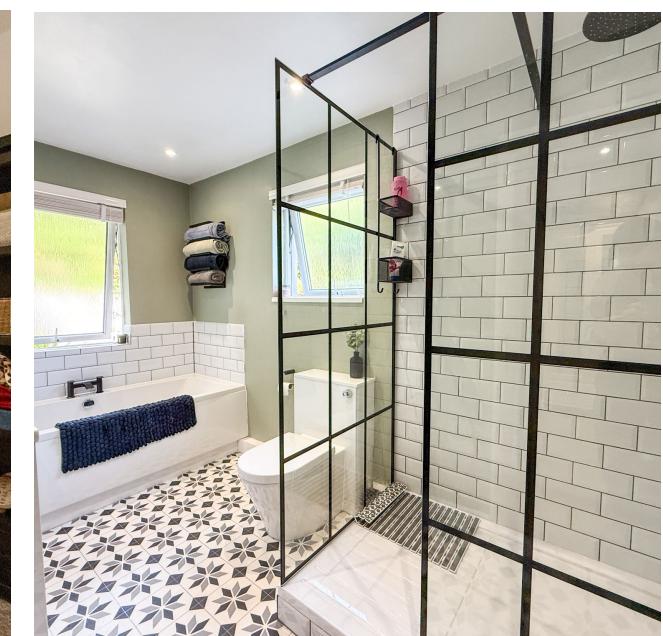




To the right of the property off the entrance hall there are three double bedrooms and a bathroom. The principal bedroom offers a quiet and private retreat overlooking the rear garden with great potential to create an en-suite at the rear of the connected long garage if desired. There are two further double bedrooms and a stunning family bath/shower room with style in abundance and a luxurious feel.

The property's flexibility is one of its most appealing features. The 'West wing' of the property is accessible from the dining room or via its own private entrance from the outside. In its current layout this provides a utility room (which could be a second kitchen), a generous second living room with bi-fold doors to the terrace, two double bedrooms and a modern bath/shower room. This area of the property is so versatile as being part of the main accommodation or could be completely self-contained to provide a two bedroom annexe with its own entrance. Potentially ideal for multi-generational living, visiting guests or even as a potential rental or holiday let.







Outside, the gardens and grounds are an absolute delight. The front garden stretches away from the house with sweeping lawns and space for children to play and for multiple vehicles to park. To the rear, mature and very private gardens offer a variety of spaces to enjoy – broad terraces for entertaining, sheltered seating areas, and lawns bordered by established trees and planting that provide colour, shade and seclusion throughout the year. The overall plot, around 0.6 acres, is unusually generous for such a convenient location so close to the city and offers a leafy haven within the city.

Alongside its attractive presentation, Little Home Parc has been future-proofed with a comprehensive schedule of works, including a full internal cosmetic renovation, new windows and doors, underfloor heating, air source heat pump, solar panels, Tesla Powerwall and EV charging point. This has resulted in an energy performance rating of 'A-96' which is incredibly impressive for a property of this age. The property also benefits from quarterly RHI payments resulting in a future owner enjoying an income of £2,000 per year running up until January 2029.

In all, this is a home of rare quality – combining spacious and versatile accommodation, superb gardens, and excellent eco-friendly credentials, all within easy reach of the city. I would not hesitate to recommend viewing of Little Home Parc.



The Location

Little Home Parc sits in wonderful position set back from Comprigney Hill and in a truly hidden spot. Kenwyn 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 walk to the city centre. Located on the North/West side of the city this position is particularly convenient for Richard Lander Secondary School, St Mary's, Archbishop Benson and Bosvigo primary schools, Sainsburys supermarket and a local SPAR convenience store. You are very quickly out into the countryside here; there are lovely walks nearby heading West into Coosebean through unspoilt countryside and the nearby Idless Woods provides fantastic streamside walking. Driving out of town North/West you'll be on the A30 in less than 10 minutes and there are excellent transport links with buses heading in all directions nearby. To the North can be enjoying some of the most dramatic and stunning coastline that Cornwall has to offer within 20 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.



Floorplan

Little Home Parc, Comprigney Hill, Truro

Approximate Area = 2070 sq ft
Garage = 298 sq ft
Total = 2368 sq ft

For identification only - Not to scale



Property Information

Tenure: Freehold

Council Authority: Cornwall

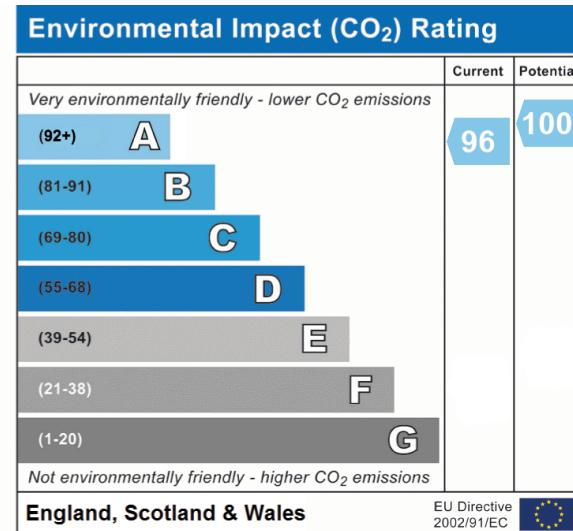
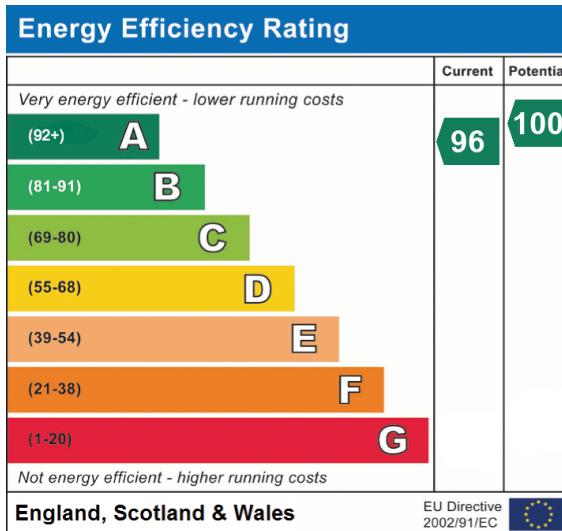
Council Tax Band: G

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

Mobile Signal: Best networks O2 & Vodafone – (good outdoor & variable in home)

Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 220Mbps.

Note: The surrounding trees of the property are in a tree preservation order area.



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.

