18 Gloweth Barton

STAGS

18 Gloweth Barton

, Truro, Cornwall, TR1 3GR

Truro City - 3 miles. Newquay - 14 miles. St Agnes - 7 miles.

A superb, executive styled detached property in one of the city's most select developments.

- Executive Style Detached House
- Open-plan Living Space
- Ample Parging & Garage
- Freehold
- Four Bedrooms (Master en-suite)
- Landscaped Gardens
- Sought After Development
- Council Tax Band - E

Guide Price £529,995

LOCATION

Gloweth Barton has established itself as one of Truro's more sought after modern residential addresses, combining a peaceful setting with an enviable level of convenience. The Royal Cornwall Hospital is situated directly opposite the development, making the location particularly appealing to healthcare professionals, while Truro College is also within easy walking distance. Truro city centre is just a short distance away, providing an excellent choice of independent shops, boutiques, cafés, restaurants and cultural attractions, together with the city's mainline railway station offering direct services to London Paddington and beyond. The location is equally well placed for enjoying Cornwall's exceptional coastline and countryside. Both the north and south coasts are readily accessible by road, opening up a wealth of beautiful beaches, picturesque harbours, sailing waters and miles of spectacular coastal walks. With the convenience of city living combined with easy access to Cornwall's renowned outdoor lifestyle, Gloweth Barton offers an appealing balance of modern living, accessibility and leisure.

DESCRIPTION

Positioned within an exclusive and thoughtfully designed development, this exceptional detached home provides an ideal setting for modern family life. Beautifully presented throughout and built to an exacting specification, the property combines stylish contemporary interiors with generous, versatile accommodation and a wonderfully private garden. Despite its peaceful setting, the home is conveniently positioned just moments from the Royal Cornwall Hospital, Truro College and the many amenities of Truro, making it particularly well suited to busy family life.

With its sociable open-plan living space, flexible bedroom accommodation, private garden and excellent location, this is a home that has been designed not simply to look impressive, but to work exceptionally well for family life.

ACCOMODATION

The house has been thoughtfully designed around the way a family lives today, with a bright, sociable space downstairs and generous bedrooms arranged over two further floors. The contemporary styling and neutral palette create a warm and welcoming environment, while the excellent natural light gives the property an uplifting sense of space. At the heart of the home is the impressive open-plan kitchen, dining and living room. Stretching the full depth of the property, this superb family space provides plenty of room for everyone to come together, whether enjoying a relaxed breakfast, settling down for a family meal or simply unwinding at the end of the day. The beautifully appointed contemporary kitchen features sleek cabinetry, integrated appliances and a substantial central island with breakfast seating. The island provides the perfect place for children to sit and chat while meals are prepared, or for friends and family to gather when entertaining. The generous dining area comfortably accommodates a large family dining table, while the adjoining sitting area provides a relaxed space to unwind overlooking the garden. A cloakroom, useful storage and utility cupboard add further practicality to the ground floor, helping to keep the main living spaces beautifully uncluttered.

The first floor provides three well-proportioned double bedrooms, offering excellent flexibility for a growing family. The rooms could equally accommodate children, teenagers, guests or a home office, depending on individual requirements. A stylish family bathroom, finished to a high specification, serves these bedrooms. Occupying the entire second floor, the principal suite provides a wonderful private retreat for the adults. The generous bedroom features fitted wardrobes, excellent eaves storage and a beautifully appointed en-suite shower room. Its position on the upper floor creates a real sense of separation from the family bedrooms, providing a peaceful space to retreat to at the end of a busy day.

OUTSIDE

From the rear, wide glazed doors open directly onto the landscaped rear garden which features a raised, decked seating space, creating a seamless connection between the house and outside space. During warmer months, the garden becomes a natural extension of the living accommodation, ideal for children to play, summer lunches, entertaining or simply enjoying some time outdoors.

To the front the property there is private off street parking with an EV charger and garage to one side.

SERVICES

Mains water, drainage, gas and electricity are connected. Basic and Ultrafast broadband are available (Ofcom). Mobile phone: 02, Vodaphone, Three and EE are likely (Ofcom).

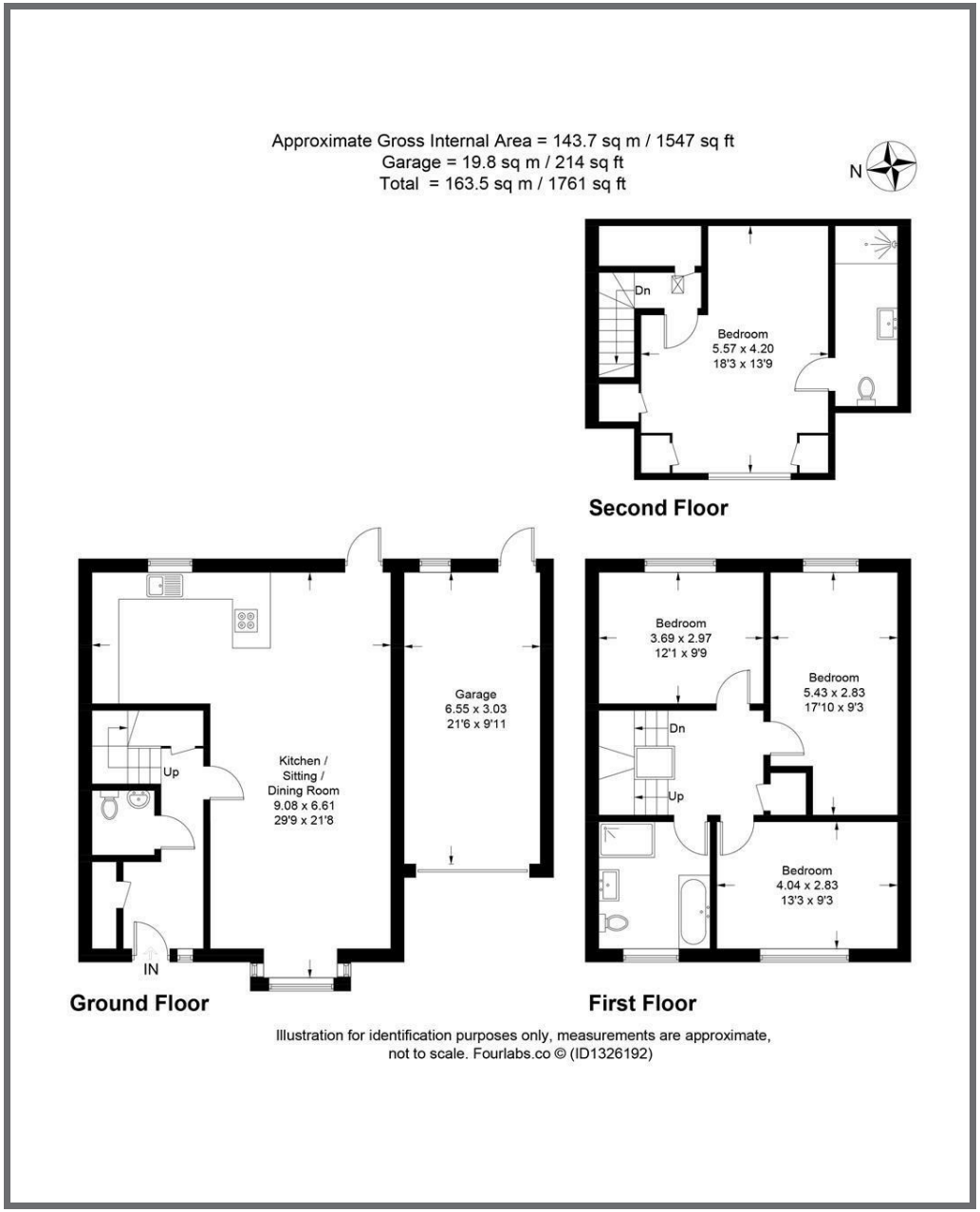
VIEWINGS

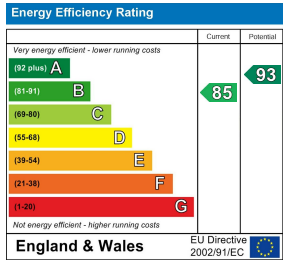
Strictly and only by prior appointment via Stags' Truro office.

DIRECTIONS

Leaving Truro towards Threemilestone via Highertown, continue over the roundabout where the spar convenience store is located and proceed along Tresawls road and turn left into the development names 'The Boundary' where the property can be located on the left hand side.

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.





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