



22 Trehaverne Vean, Truro, TR1 3UU
£399,950



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Three storey end terrace house
- Sought after area of Kenwyn in central Truro
- Meticulously renovated throughout
- Three double bedrooms, master en-suite, family bathroom
- Extended open plan living space
- Large corner plot garden with outbuildings
- Parking for 2 cars
- Video tour available



A truly stunning and meticulously renovated three storey home in the sought after area of Kenwyn. Three double bedroom accommodation with extended living space, a large sunny garden and parking for two.



The Property

Situated in leafy Kenwyn in a traffic free position is Trehaverne Vean, a small development of 26 houses built around 20 years ago and enjoyed ever since. For sale here is an end terrace three storey home which enjoys the benefit of a large corner plot and has recently undergone one of the most extensive and meticulous renovations I have ever seen.

Entering the property an entrance hallway provides space for coats and shoes as carpeted stairs rise to the first floor and just beyond lies a useful downstairs WC and utility space cleverly tucked under the stairs. A gorgeous high quality tiled floor with underfloor heating continues from the entrance hall right the way through the ground floor of the house. A soft closing pocket door provides access to the kitchen which has been laid out with practicality in mind but with a stunning design and finish. Foxstow bespoke made doors cover a range of base and eye level units with cleverly designed storage options with low and high level underlighting. A beautiful marble effect waterfall worktop has an inset basin with instant boiling tap in a gold finish to match the handles on the units. There are integrated appliances including a fridge/freezer, dishwasher, oven and multi-ring gas hob.

Beyond the kitchen the living and dining space opens up thanks to a rear extension which creates a wonderful inside/outside feel. Fitted bench seating with underlighting and integrated storage runs from the kitchen to the rear wall which is an excellent way of providing dining and casual seating with minimalism in mind. The living space affords space for a good amount of soft seating with cables cleverly hidden in the walls and running to the integral storage cupboard at the far end of the room. A large sliding glazed door, slim window to side and roof light above pour natural light into this room and when evening comes there are Arcled designed feature lighting options all the way through to create impressive lit sociable spaces.





The carpeted first floor landing has a window to front aspect and provides access to bedrooms 2 & 3 as well as the family bathroom with an integrated airing cupboard housing the water tank and solar water heating controls. The rear bedroom runs the full width of the house and has two windows to rear aspect and integrated storage to one wall. The front bedroom is another double in size and has a window to front aspect. In the middle of the two is the family bathroom which has beautiful tiling floor to ceiling and integrated shelving behind the shower unit. The bathroom comprises a three-piece white suite with black trim fittings including a WC, basin, jacuzzi bath and a dual head shower above. Further stairs then rise to the top level which is devoted solely to the principle suite. A dormer window to front has lovely views of the viaduct whilst to the bedroom has fitted wardrobes as well as a walk-in wardrobe behind folding doors including a Velux window to rear. This bedroom enjoys the use of a good sized en-suite with Velux window above and a three-piece white suite with matching black trim including a WC, basin and double width shower.



The outside space of this house is nothing short of fantastic! The corner plot affords a much larger garden than you might expect with a property of this type and it's sunny South facing orientation and leafy green borders further add to the appeal. The living space connects seamlessly with the lower level patio seating area enveloped by high walls to create a private sun trap for al-fresco dining. The patio extends to the side of the property where a wide pathway provides useful gated side access to the front. Shallow steps rise to the lawn which is relatively level and enclosed by fencing, high hedging and trees. In the back corner of the garden there is a timber outbuilding with power and light - currently utilized as a part gym, part utility space but could also be a perfect summer house or office space perhaps. There is a modern timber shed next to this and behind is almost an area of 'secret garden' where a gravelled pathway with stone walls leads to another timber shed and area of decking. To the side of the property is an off-road parking space for one vehicle whilst in front of the house is an allocated space for a second with further parking available on the road unrestricted.

This is a truly special home and one we are delighted to present to you as a potential home, a viewing to appreciate all that it has to offer comes very highly recommended.



The Location

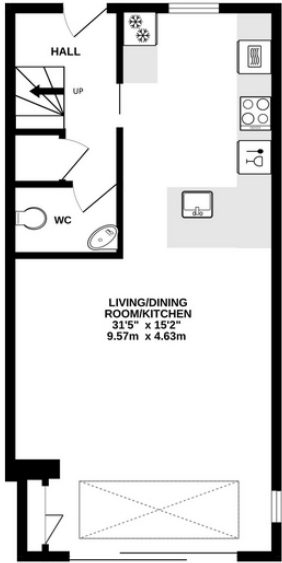
Kenwyn is one of Truro's most sought-after locations thanks to its leafy green and peaceful surroundings whilst being ultra convenient for the city centre. This is blissful living with bird song in gorgeous surroundings whilst being a 10 minute walk to the city centre. Located on the North/West side of the city this position is particularly convenient for Truro School, 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.

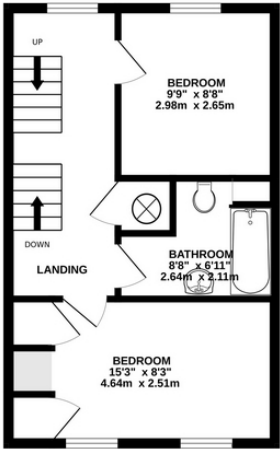


Floorplan

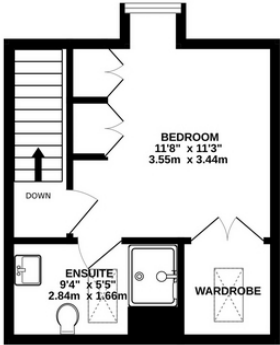
GROUND FLOOR
472 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



2ND FLOOR
259 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA: 1111 sq.ft. (103.2 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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Property Information

Tenure: Freehold

Council Authority: Cornwall

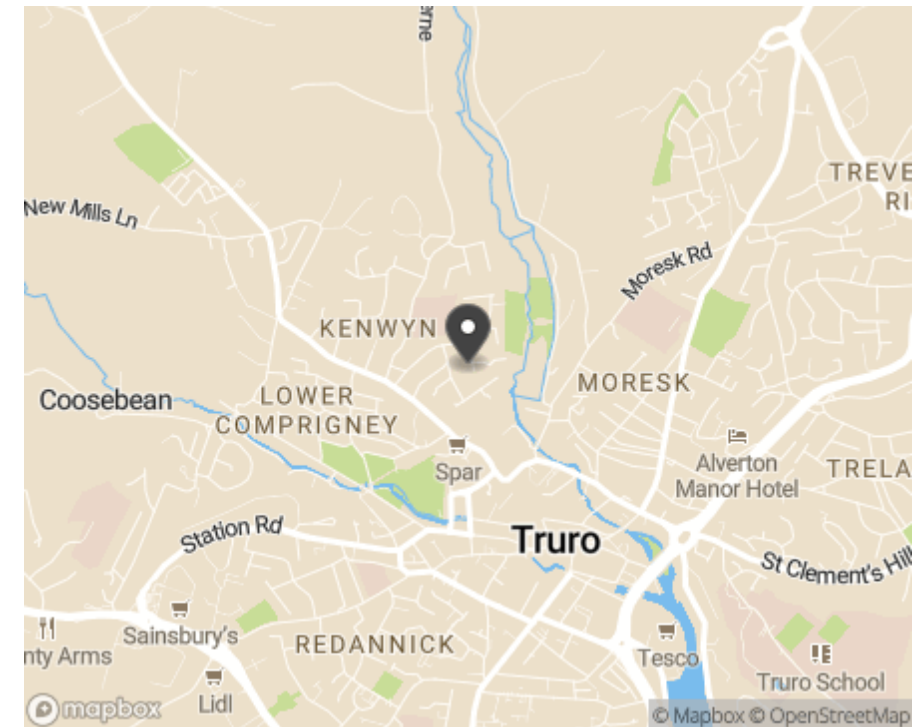
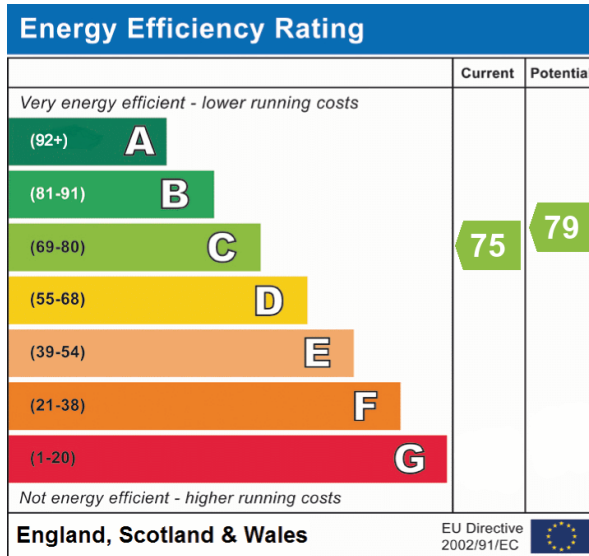
Council Tax Band: C

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

Mobile Signal: Best network Three – (good indoor & outdoor)

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

Note: The property is 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.