

5 Trewinnard Court, Kenwyn Church Road, Truro, TR1 3DR

£495,000

JAMES CANE

THE TRURO ESTATE AGENT

Key Features

- Historical Edwardian building in beautiful surroundings
- Desirable leafy Kenwyn area of central Truro
- Four storey town house forming end section of Trewinnard Court
- Extensive and interesting five bedroom, three reception room accommodation
- Character and elegance in abundance, far-reaching Truro views
- Sunny and private garden with stunning outlook
- Single garage and parking located adjacent to the house
- Video tour available







A rare opportunity to purchase a substantial townhouse within Trewinnard Court located in the desirable leafy Kenwyn area of Truro. Interesting and extensive five bedroom, three reception room accommodation complete with sunny garden, garage and parking.



The Property

Trewinnard Court is an incredibly special little development in absolutely stunning surroundings. Originally built in 1911 as Truro Cathedral School, the building was completely renovated in the late 1990's and converted into separate dwellings with each having its own individual personality. Number 5 forms the end section of the main part of the building and provides a four-storey town house style property with substantial and interesting accommodation measuring over 2,700 sq ft.

On the ground floor a large entrance hallway provides ample coat and shoe storage with a separate boot room and WC. The kitchen is a great space with windows to front and rear as well as a useful glazed door providing access to the parking area. The kitchen is fully fitted with base and eye level units as well as integrated appliances with space for a large dining table in the middle. To the other end of the ground floor is the first reception room measuring 22ft x 19ft – a splendid living area with large multi-pane windows overlooking the garden to the rear as well as a port hole style window to front a lovely feature. This room also benefits from solid wood flooring and a feature fireplace set into an arched recess housing a coal-effect gas fire with decorative inset, hearth and surround. Stairs from the entrance hallway provide access down to the basement level which provides a second reception room acting as a cosy sung or playroom or additional bedroom. Additionally on this level there is a large utility room with fitted units, basin and space/plumbing for washing appliances.

The sweeping original staircase rises from the entrance hall to the first floor where a generous landing provides access to three bedrooms (two doubles and a single) as well as the family bathroom fitted with a four-piece suite. The main bedroom has a large window to rear aspect with a lovely outlook as well as fitted wardrobes, a dressing room and a generous en-suite shower room. A second staircase rises to the converted attic space which provides two further double bedrooms which share a 'Jack and Gill' WC. The bedroom at the rear gets the best of the views with a far-reaching outlook over leafy Kenwyn and Truro with the viaduct in the distance.



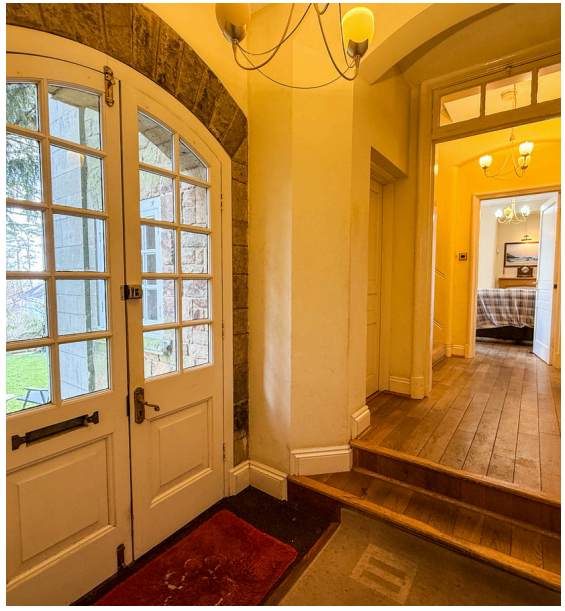


Outside this fantastic home doesn't disappoint either. There is a completely private garden which is a great size given the location and price point. An initial level area of lawn is enclosed by hedging and well established trees as well as a sunny patio area providing the perfect place for al-fresco dining. A shallow set of steps at the end of the garden lowers to a large patio space which is a real sun-trap providing a further seating area enclosed by fencing and an exposed stone wall as well as housing a timber shed. The property further benefits from allocated parking for two vehicles next to the house as well as a great sized single garage measuring 21ft x 11ft with high ceiling storage, power and light.

This is a real rarity in the modern market to own a slice of such an importantly historic building in a location as special as this one. We absolutely recommend a viewing without hesitation.



















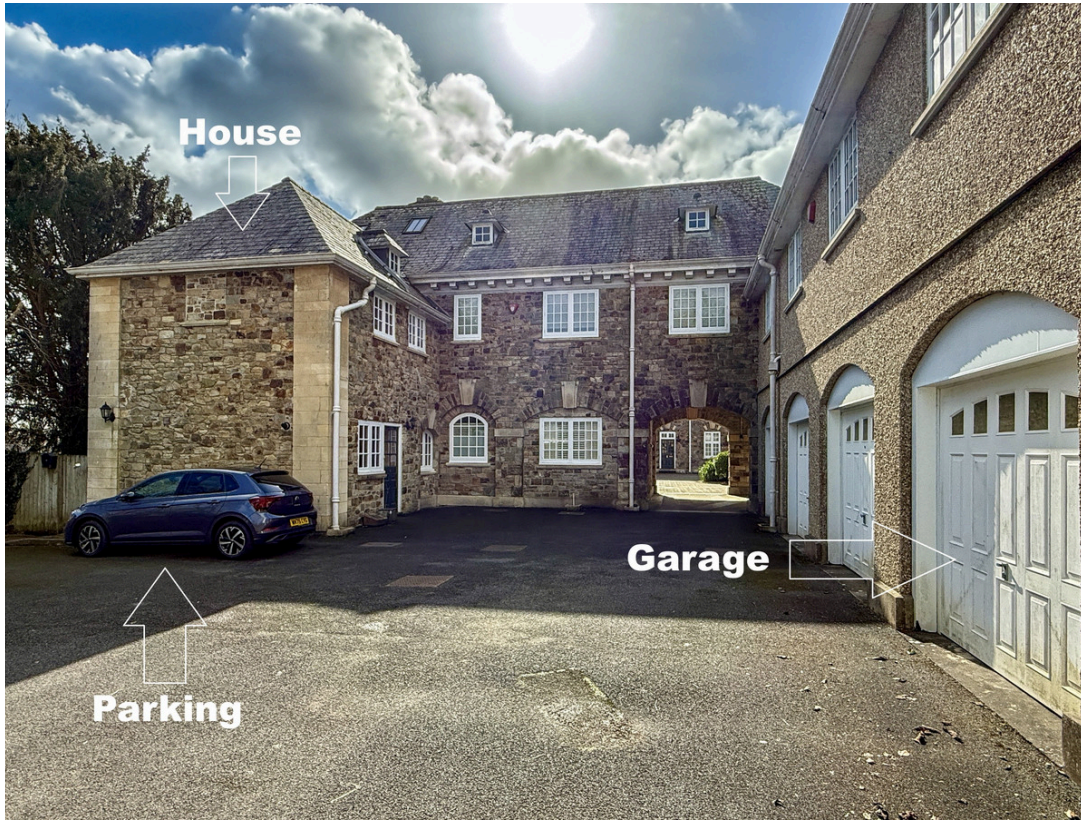

View from top floor










House
Garage
Parking









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 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.

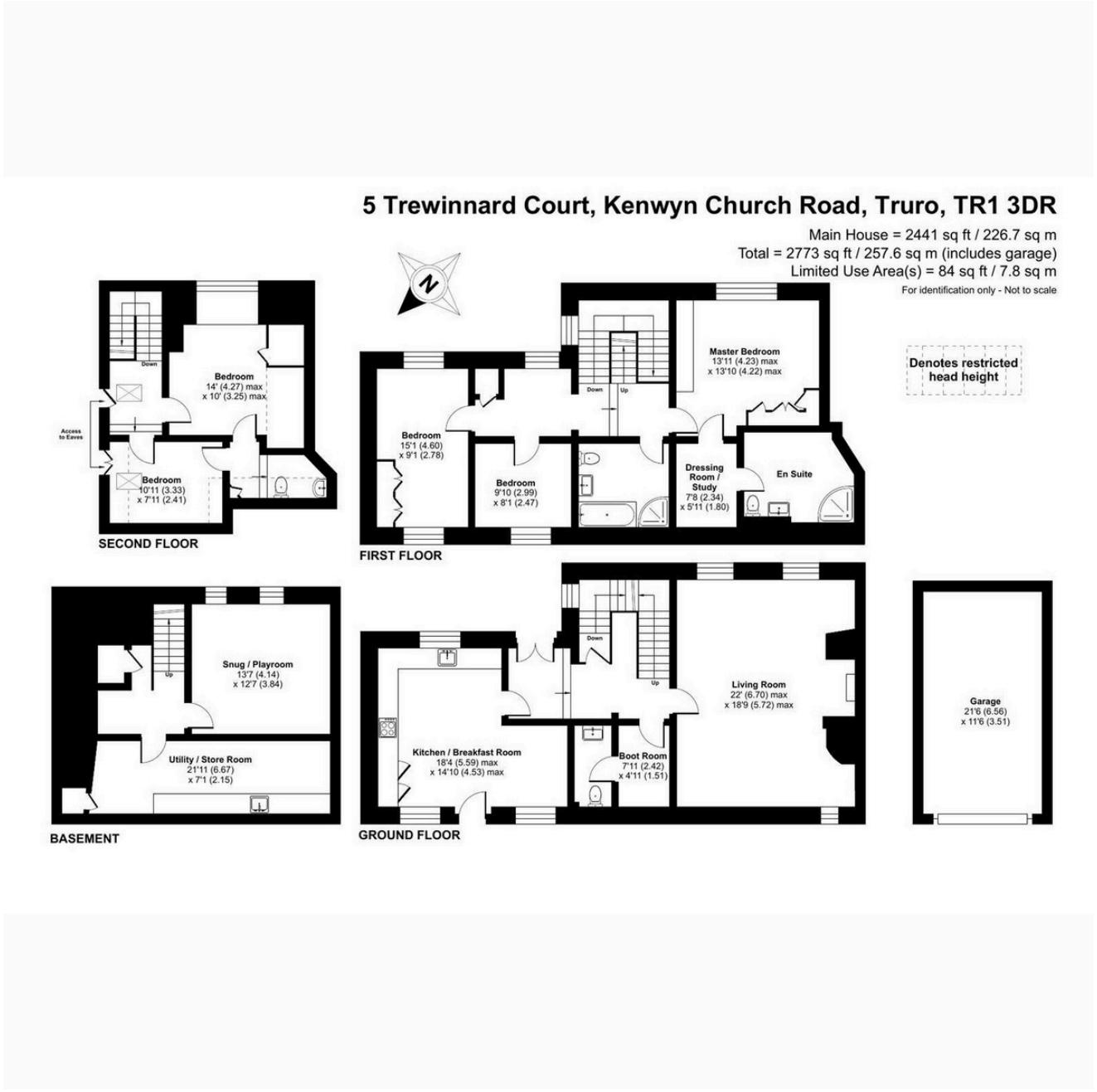








Floorplan


5 Trewinnard Court, Kenwyn Church Road, Truro, TR1 3DR
Main House = 2441 sq ft / 226.7 sq m
Total = 2773 sq ft / 257.6 sq m (includes garage)
Limited Use Area(s) = 84 sq ft / 7.8 sq m
For identification only - Not to scale
Denotes restricted head height
N
Bedroom
14' (4.27) max
x 10' (3.25) max
Access to Eaves
Bedroom
10'11 (3.33)
x 7'11 (2.41)
SECOND FLOOR
Bedroom
15'1 (4.60)
x 9'1 (2.78)
Bedroom
9'10 (2.99)
x 8'1 (2.47)
Master Bedroom
13'11 (4.23) max
x 13'10 (4.22) max
Dressing Room / Study
7'8 (2.34)
x 5'11 (1.80)
En Suite
FIRST FLOOR
Snug / Playroom
13'7 (4.14)
x 12'7 (3.84)
Utility / Store Room
21'11 (6.67)
x 7'1 (2.15)
BASEMENT
Kitchen / Breakfast Room
18'4 (5.59) max
x 14'10 (4.53) max
Boot Room
7'11 (2.42)
x 4'11 (1.51)
Living Room
22' (6.70) max
x 18'9 (5.72) max
GROUND FLOOR
Garage
21'6 (6.56)
x 11'6 (3.51)

Property Information

Tenure: Leasehold

Leasehold Terms: 999 years from 1999. Service charge around £6,600 per annum to include building insurance, management company fees, maintenance of communal areas, roof repairs, window cleaning and contribution to sinking fund. No ground rent as the Freehold is owned by the Leaseholders, number 5 having a 1/8th share.

Council Authority: Cornwall

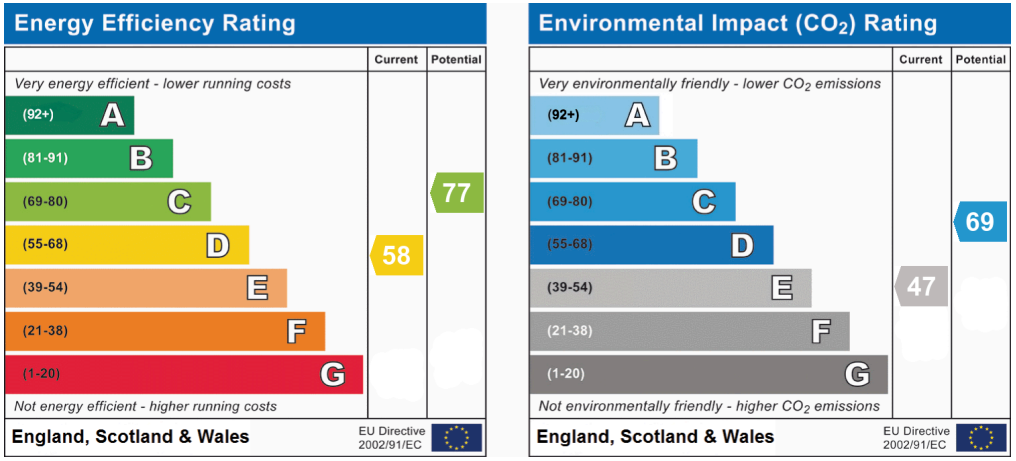
Council Tax Band: G

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

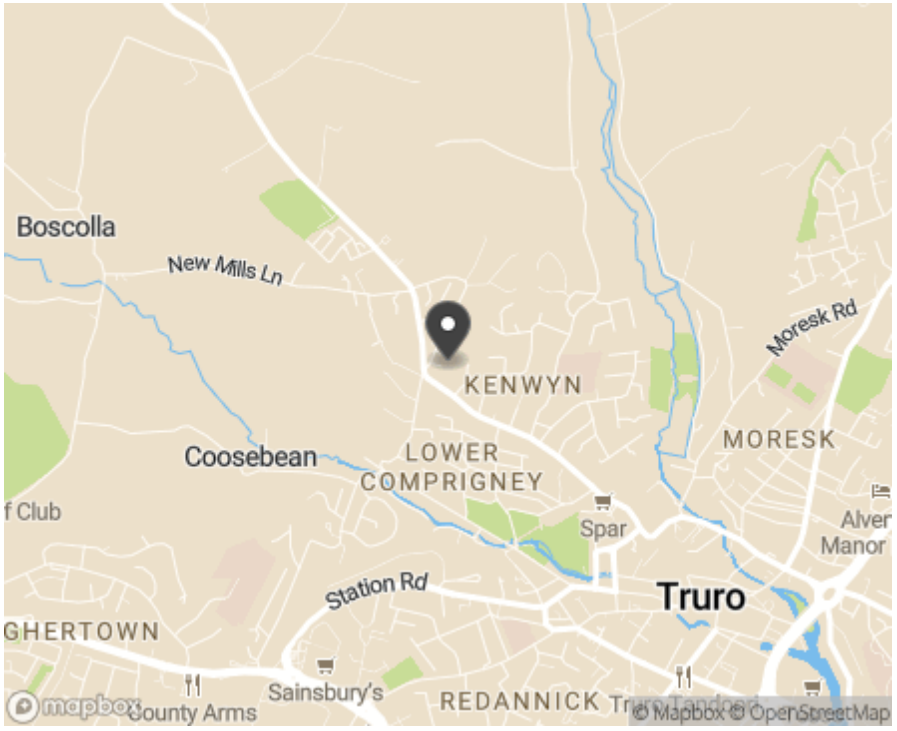
Mobile Signal: Best networks EE & Vodafone – (good outdoor and variable indoor)

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

Note: The property lies within 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.

01872 306746
info@jamescaneproperty.co.uk
www.jamescaneproperty.co.uk

JAMES CANE
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