



Trehaverne House, Kenwyn Road, Truro, TR1 3SH

£995,000

A handsome, Grade II Listed, 18th Century Georgian residence, rich in history, located on the ever-popular Kenwyn side of Truro, retaining elegant period symmetry and benefiting from a sympathetic restoration and modernisation throughout. 'Trehaverne House' offers substantial yet versatile 5/6 bedroom accommodation with the addition of an attached annexe at the rear wing. Further features include glorious lawned gardens, charming cobbled courtyard areas, coach hall with hand laid slate flooring, deep double garaging and surplus parking set off Trehaverne Lane. In all, an outstanding, detached, period home set within an approximate half acre plot, suitable for a wide range of purchasers wishing to be conveniently positioned in the county's capital.

Key Features

- One of Truro's historic, grade II Listed, Georgian residences
- Deceptively spacious 5/6 bedroom accommodation
- Moments' walk to Truro city amenities and close to travel links
- Double garage and broad parking bay providing surplus parking
- Set in an approximate half acre of glorious grounds and gardens
- Benefiting from thorough, careful and tasteful modernisation
- 1 bedroom annexe generating a useful income
- EPC rating D



THE PROPERTY

'Trehaverne House' is a distinguished Grade II Listed Georgian residence that has been thoughtfully renovated and carefully modernised to create an exceptional family home of considerable character, quality and versatility. Occupying a mature plot extending to approximately half an acre, the property combines elegant period architecture with high quality contemporary finishes, resulting in a home that successfully balances historic charm with the practicalities of modern living.

The house presents an impressive and highly symmetrical frontage when approached from the front, characteristic of the Georgian era, with attractive slate hung elevations and beautifully proportioned sash windows reinforcing its architectural pedigree. Internally, the accommodation is arranged over three floors, offering extensive and highly adaptable living space ideally suited to both family occupation and multi-generational living.

The current owner has undertaken an extensive programme of renovation and improvement works throughout the property, sympathetically enhancing the house whilst preserving many of its original period features including high ceilings, elegant proportions, traditional joinery and large sash windows. The interiors have been tastefully updated with carefully considered finishes that complement the age and character of the building, creating a home that feels both refined and welcoming.

Particularly noteworthy is the versatility of the layout. Whilst 'Trehaverne House' functions as one substantial detached residence, the property also benefits from an incredibly spacious annexe arrangement which offers excellent flexibility for dependant relatives, guest accommodation, home working or additional entertaining space. The seamless integration of these areas ensures the property retains a cohesive and natural flow throughout.

The bedroom accommodation is especially impressive, including a superb principal suite featuring an en-suite bath and shower room together with a further second floor bedroom also benefiting from its own en-suite facilities. The overall arrangement of the accommodation provides both flexibility and privacy across the three levels of the home.

To the rear, an attractive cobbled courtyard forms a particularly charming feature of the property, enhancing its sense of history and complementing the substantial Coach Hall and ancillary areas. The gardens provide a delightful and mature setting, offering privacy and a wonderful backdrop to the house whilst remaining manageable in relation to the overall plot size.

Further complementing the property is a large double garage together with extensive parking provisions, including a deep parking bay, providing ample space for multiple vehicles and excellent practicality - an increasingly rare asset for a period property so close to the centre of Truro.

THE HISTORY

'Trehaverne House' forms an important part of Truro's historic architectural landscape and has been recognised for its special interest through its Grade II Listed status since 1950.

Believed to have once formed part of the Manor of Kenwyn, and historically associated with the long-established Enys family dynasty, 'Trehaverne House' appears likely to have shared close ties with the neighbouring 'Trehaverne Cottage', together forming part of a small estate arrangement. It is thought the cottage may originally have served ancillary roles connected to the main house, potentially accommodating a coachman, groundsman or other estate staff, reflecting the stature and functionality of the principal residence.

The presence of the Coach Hall and attractive cobbled courtyard further reinforces the property's historic standing, offering an evocative reminder of its role within Truro's prosperous Georgian period. Such surviving ancillary features are increasingly rare and contribute significantly to the character, authenticity and overall distinction of the property.

Over time, the house has evolved sympathetically, particularly during the Victorian era when Truro experienced considerable expansion and architectural development. This period of growth is likely to have coincided with the addition of the rear wing at 'Trehaverne House', further enhancing the scale and versatility of the accommodation.

More recently, the property has undergone a thoughtful programme of renovation and modernisation, carefully balancing the preservation of its period elegance with the comfort, quality and practicality expected of contemporary living.

THE LOCATION

Occupying a highly regarded position on Kenwyn Road, 'Trehaverne House' enjoys one of Truro's most desirable and established residential settings. Located within the historic parish of Kenwyn, an area closely tied to the early development of the city, the property sits amongst a collection of elegant period homes and mature surroundings whilst remaining conveniently placed for immediate access into the heart of Truro. The area has long been associated with some of the city's most distinguished residences, valued for its elevated setting, architectural character and close proximity to the city centre.

Truro itself is widely regarded as Cornwall's cultural and administrative capital, renowned for its striking cathedral, Georgian and Victorian architecture, independent boutiques, cafés and thriving culinary scene. The city offers an excellent range of both state and independent schooling together with comprehensive professional, leisure and retail amenities. For those requiring connectivity beyond Cornwall, Truro railway station provides direct mainline services to London Paddington, whilst both the north and south Cornish coasts are easily accessible, placing beaches, sailing waters and countryside walks within convenient reach.

THE ACCOMMODATION COMPRISES

Tall brick gateposts with half height wrought iron gate, opens to a garden pathway with shallow granite steps. The pathway gently rises to an original panelled entrance way with pediment, pilasters, granite threshold and step. Recessed obscure glazed entrance door opening into:-

ENTRANCE HALLWAY

Particularly impressive, a broad hand-laid slate tiled floor in herringbone pattern, oak staircase rising to first floor. Recess to one side featuring a charming bowed multi pane display cabinet, open storage space and cast iron period style radiator. Exposed stonework to front elevation. Two elaborate ceiling lights, high level cupboard housing electrical consumer unit. Original panelled doors to the dining room and:-

DRAWING ROOM

A wonderful, deep room with feature double archway and central pillar, together with much character including two recessed multi pane window doors providing an outlook over the lawned front garden, panelled walls throughout, ceiling coricing. Fireplace with recessed stove, slate hearth and hardwood surround. Recessed fixed multi pane window with deep sill and panelled cabinet under. Door to cupboard providing storage with shelving. Three ceiling lights, two radiators, TV aerial point. Multi pane door to kitchen.

DINING ROOM

Once again, providing many original features and stylishly appointed, including Karndean Korlok Baltic Washed Oak flooring, recessed brick fireplace with wood-burning stove and broad slate lintel, elaborate surround and mantel featuring panelling over. Arched alcove, two recessed multi pane windows with sash top section, part exposed stonework. Elaborate ceiling light, coricing, deep skirting boards, archway with recess. Part panelled and glazed door into:-

CONSERVATORY

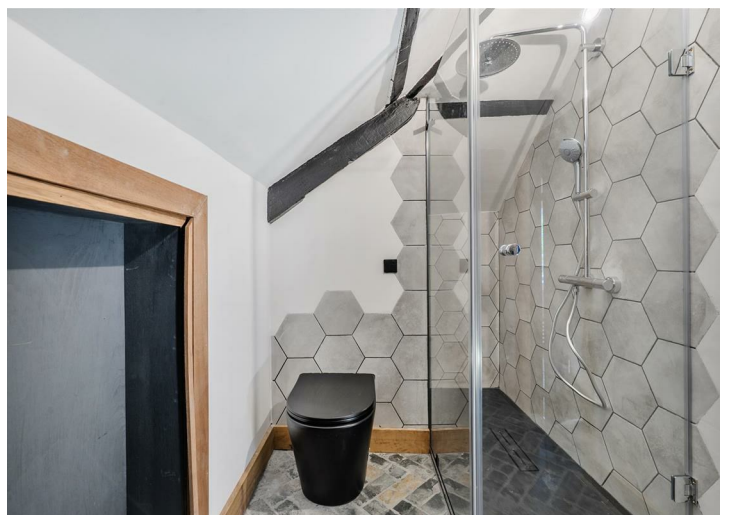
Another wonderful addition to this magnificent property, with three steps rising to this Victorian-style glazed conservatory, offering an array of multi pane windows to the side elevations, pitched and glazed ceiling. Hardwood steps rising to an obscure glazed rear access door opening into side garden. Low level cupboards, exposed brickwork to steps and tiled flooring. Ceiling fan with trio of lights set under. A particularly enlightening room providing space to entertain, relax and enjoy views over the established front garden.

KITCHEN

Featuring an array of panelled oak units adorned with a granite-effect worksurface incorporating a stainless steel sink with drainer and mixer tap, central Rangemaster cooker with inset five-ring gas hob, matching broad extractor hood and tiled splashback. Inset downlights, space and plumbing for dishwasher, further space for American-style fridge/freezer. Karndean Korlok Baltic Washed Oak flooring. Recess with glazed casement windows and deep tiled sill. Opening to far side with continuation of oak effect flooring, panelled cupboard with bespoke shelving and further shallow panelled cupboard. Part glazed oak door opening into:-

INNER HALLWAY

Low panelled ceiling, Karndean Korlok Baltic Washed Oak flooring, doors to walk-in pantry cupboard, boiler room and WC. Glazed door with matching side panel leading into the Coach Hall.



BOILER ROOM

Worcester boiler, continuation of tiling from inner hallway and tall unvented hot water cylinder. Further space for storage.

WC

Recently reappointed with bespoke hardwood carpentry, incorporating a dual flush WC with concealed cistern, oval sink with freestanding mixer tap, cupboard under. Part feature panelling to one wall, inset downlights, obscure glazed internal window.

WALK-IN PANTRY

Incredibly useful with an array of shelving, strip light and ceiling lights. Offering a surprising amount of ancillary storage/overflow to complement the kitchen, when required.

COACH HALL

Without doubt a unique feature of 'Trehaverne House', providing a window into the deep history of the property, very recently renovated yet filled with character including exposed brick and stonework, hand-laid slate floor, varying panelled cupboards and low ceiling to far side, incorporating a 'utility area' featuring space and plumbing for washing machine, together with ceramic sink. Glazed fixed window to rear with multi pane rear access door opening onto the cobbled courtyard. Panelled door to hobby room and further door with glass pane leading into wet room. Coach doors to side aspect providing an accessway into the coach hall. Broad oak lintel, wide high level cupboard concealing electrical consumer unit and meters. Strip lighting.

WET ROOM

Stylishly appointed and predominantly tiled throughout with neutral tones, incorporating wall mounted WC with concealed cistern, circular sink with wall mounted mixer tap on a 'floating' stone surface. Ceiling mounted showerhead to corner aspect with ancillary handheld showerhead and wall mounted controls. Square recess with display shelving, inset downlights, extractor fan and circular mirror with LED trim. Heated towel rail, recess with four-pane window and deep sill.

HOBBY ROOM

An intriguing addition to the property, featuring an array of glazing to one side drawing in much light, providing views over the cobbled courtyard. Initially, a small preparation kitchen incorporates a small number of handmade timber fitted units with sink, Hotpoint electric oven and open shelving, stainless steel-effect worksurface. Continuation of hand-laid slate floor, painted brick pillar. Broad opening into the hobby room with low ceiling, varying painted brick pillars, strip lighting, three radiators, part exposed brickwork. A versatile room which could be used as a snug, hobby room or ancillary kitchen/living space, if required. Opening leading into:

OCCASIONAL BEDROOM

Suiting the needs of the current owner, an occasional bedroom set off the hobby room, offering an array of built-in and open storage, radiator, recessed door to Coach Hall. Exposed gas meter.

Steps rise from the entrance hallway to the:-

HALF LANDING

Oak flooring, panelled doors to access hallway for annexe and further door to main bathroom. Velux window providing much natural light, radiator, ceiling spotlights. Door to airing cupboard with slatted shelving.

FAMILY BATHROOM

Dual flush WC, vanity unit with inset sink and mixer tap, shower/bath with glazed shower screen, mixer tap and dual showerheads. Contemporary tiling to walls, mixed pattern wood-effect flooring, contemporary heated towel rail, inset downlights. Obscure glazed casement windows to side elevation, LED back-lit mirror.

FIRST FLOOR

Stairs from half landing rise to the:-

LANDING

Part galleried to stairwell below and half landing, together with turning staircase rising to the second floor. Panelled doors to principal bedroom, bedroom two, three and four, together with further door leading to a storage cupboard. Inset downlights.

PRINCIPAL BEDROOM

Located to the far side of the first floor landing, a spacious bedroom with

arched alcove to far side allowing space for furniture and two recessed multi pane sash windows featuring window seats. Radiator, ceiling light, TV aerial point. Panelled door to:-

EN-SUITE BATH/SHOWER ROOM

An impressive and exceptionally spacious room featuring a dual flush WC, vanity unit with sink and mixer tap, shower cubicle with glazed and sliding door, mains-powered shower, secondary showerhead and inset downlight. Curved bath with mixer tap. Inset downlights, heated towel rail, radiator. Recessed multi pane sash window with deep sill. Door to airing cupboard providing extensive storage space with slatted shelving.

BEDROOM FOUR

A single room with recessed multi pane sash window and window seat. Ceiling light.

BEDROOM THREE

A double room with built-in wardrobe, open recess with shelving to corner, recessed sash window with deep sill and cabinet under. Ceiling light.

BEDROOM TWO

Incredibly spacious and alike to the principal bedroom, featuring two multi pane sash windows to the front elevation with window seat, arched corner alcove to far side, broad built-in wardrobes providing hanging space and storage. Ceiling light. Turning staircase rising to:-

SECOND FLOOR

BEDROOM FIVE

Light and bright, with features including exposed beamed ceiling, two sets of small pane casement windows to the front elevation, ample storage with open shelving and built-in wardrobe. Two contemporary radiators, oak window seat. Array of ceiling and wall lights. Removable hardwood shallow shelved unit to far side concealing 'crawl' space into comprehensive and deep loft storage area. Painted original door opening into:-

EN-SUITE SHOWER ROOM

Fantastic use of space within the loft, now offering en-suite facilities, recently renovated and appointed to an incredibly high standard. Corner shower cubicle with mains-powered shower and contemporary hexagonal tiling throughout, dual flush WC, oak vanity unit with circular sink and wall mounted mixer tap. Heated towel rail, column radiator. Hand-laid slate floor, marble-effect splashback to vanity unit. Exposed beamed ceiling, shallow storage cupboards providing concealed access into eaves storage space.

THE EXTERIOR

FRONT GARDEN AND ENTRANCEWAY

From Trehaverne Lane, painted tall brick gateposts with wrought iron gate opens onto a granite stepped threshold with central garden pathway gently rising to a broad and grand frontage, flanked by two areas of lawn and mature hedging to the front boundary providing much privacy. The garden pathway continues around the front of the property, past the conservatory, laid to gravel for ease of maintenance and once again, with mature borders, leading to a timber gateway opening into the:-

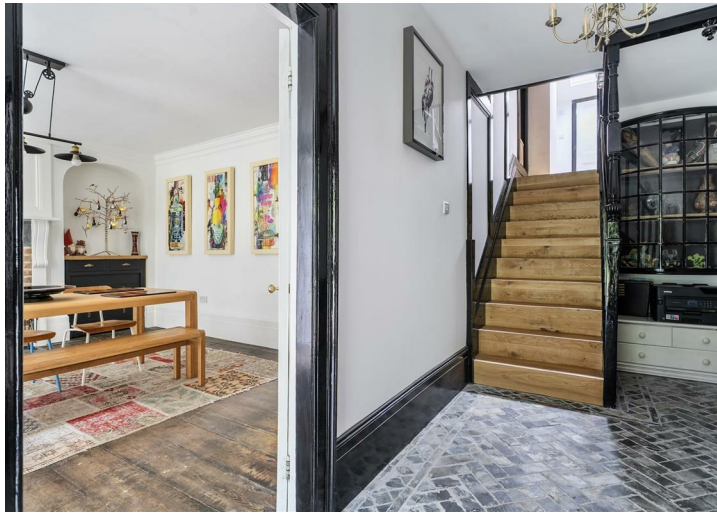
SIDE GARDEN

A stretch of lawn set adjacent to the enclosed cobbled courtyard, once again with gravelled pathway continuing along both edges with neatly planted borders featuring established specimen plants and shrubbery. Pond with low stone walling. Painted panel door leading to a lean-to wood store with fixed six pane window, water tap and useful raised water butt. Space for garden shed. Brick archway, courtesy handrail and wrought iron gate leading to inner cobbled courtyard.

The side garden broadens to the far side, opening to a wide section of lawn with a circulatory gravel laid garden path, high stone retaining wall to one side, shaped hedging and established trees to the backdrop. A picket fence delineates two 'vegetable patches' providing a suitable area to grow vegetables, herbs etc. A garden gate leads to a private cobbled courtyard for the annexe. A further picket gate opens onto the:-

LAWNED REAR GARDEN

Quaint semi-circular brick steps lead from the side garden to the rear garden, with 'Trehaverne House' benefiting from a delightful, lawned and expansive rear garden bordered by established trees and hedging, enclosed to all sides with varying timber fencing and high walling which



offers exceptional privacy. Views to be taken in across the boundary of the open parking bay to the far side, over nearby rolling fields of outer Truro. Offering plentiful sunlight throughout the day, a sorren space enjoying much peace and quiet and, of course, suitable for further landscaping, if required. To the rear of the garden, an open exit way leads to the:-

GRAVELLED AND BROAD PARKING BAY

Providing plentiful parking and laid to gravel for ease of maintenance. Boundaries enclosed by high timber fencing to two sides. Accessed via Trehaverne Lane, the parking bay is accessible after approximately thirty yards on the left-hand side, enclosed by a five bar gate.

COBBLED COURTYARD

A simply charming and quite sheltered sitting out space laid to stone cobbles with raised planted borders, high stone walling separating the cobbled courtyard from the side garden, together with timber doors leading to a sizeable garden store. Complementing the accommodation beautifully, providing space for garden furniture and a particularly pretty outside space in which to host and socialise with guests. A painted timber gate opens from the inner courtyard into the:-

DETACHED DOUBLE GARAGE

Situated opposite 'Trehaverne House' and located almost immediately on Trehaverne Lane, a twin door, twin pitch double garage with power, light and two up-and-over doors, together with extensive storage space to the rear, incredibly useful particularly for those discerning purchasers with dry storage requirements. Numerous power sockets throughout and shallow storage space within the roof pitch. Externally, a concrete hardstanding also allows space for one additional vehicle.

THE ANNEXE

REAR ENTRANCE PORCH (ANNEXE)

Glazed to two sides with views over the cobbled courtyard, half height panelling, curved shelf, ceiling light and quality hardwood and part glazed entrance door leading into:-

KITCHEN/DINER (ANNEXE)

Spanning the width of 'the annexe' with a fitted kitchen to one side featuring an array of handle-less units set above and below a stone-effect worksurface incorporating a stainless steel sink with drainer and mixer tap, together with matching splashback. Worksurface with cupboard and space for electric oven, ceramic hob and stainless steel extractor over. Space for fridge/freezer, inset downlights on dimmer switching, loft hatch, radiator. Further space for dining table and chairs, plentiful natural light via light borrowed from entrance porch and multi pane glazed sash window to side elevation with stone-effect sill. Contemporary flooring, doors leading to utility cupboard with space and plumbing for washing machine, Worcester combination boiler. High level cupboard housing electrical meter and consumer unit. Panelled door opening into:-

LIVING ROOM (ANNEXE)

Broad, spacious and providing much natural light via a dual aspect featuring multi pane sash windows to side elevations. Impressive cast iron fireplace with grate, slate hearth and polished stone mantel and surround. Picture rail, two radiators, elaborate ceiling light. Panelled door opening into:-

HALLWAY (ANNEXE)

Panelled doors to bedroom, bathroom and connecting hallway leading into the main property. Inset downlights.

BEDROOM (ANNEXE)

A palatial room featuring standout walk-in broad bay window with panelled surround and sash window.

BATHROOM (ANNEXE)

Recently modernised and beautifully appointed, a four-piece suite comprises a dual flush WC, vanity unit with oval sink and mixer tap, glazed shower cubicle with sliding door and mains-powered shower with ancillary showerhead attachment. Deep bath with inset lighting and mixer tap. Two obscure glazed casement windows. Inset downlights, extractor fan, contemporary tiling throughout, together with tile-effect flooring.

VESTIBULE (ANNEXE)

Inset downlight, panelled door leading to the half landing for main property.

COBBLED COURTYARD (ANNEXE)

Accessible form Trehaverne Lane, with painted timber gate and external steps rising to annexe entrance at first floor level. A broad, cobbled and enclosed courtyard area. Raised timber deck providing useful level space for garden furniture. Sheltered, sunny, and filled with established plants and shrubbery including rose bushes, camelias and climbers. No doubt a pleasant suntrap!

GENERAL INFORMATION

SERVICES

Mains water, electricity, drainage and gas are connected to the property. Gas fired central heating.

COUNCIL TAX

Band G - Cornwall Council.

TENURE

Freehold.

VIEWING

By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.





Annexe living room



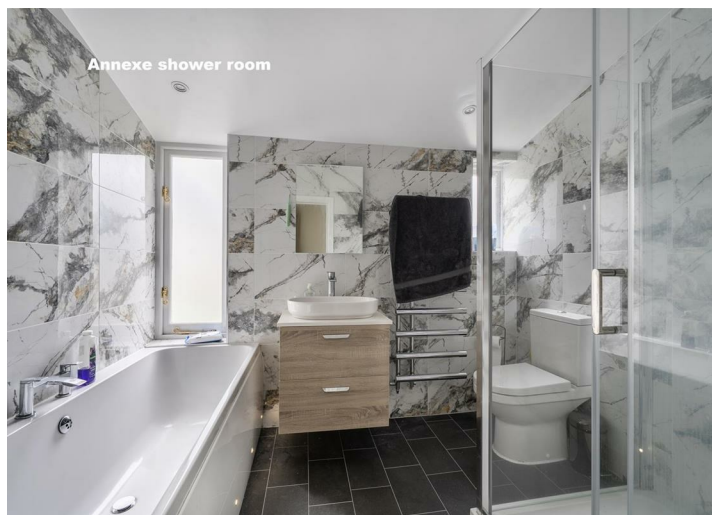
Annexe kitchen



Annexe bedroom



Annexe shower room



Annexe courtyard



Floor Plan

Trehaverne House, Kenwyn Road, Truro, TR1

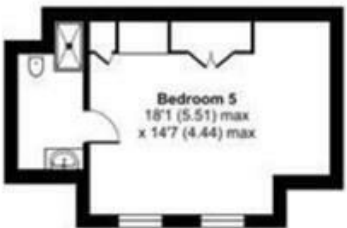
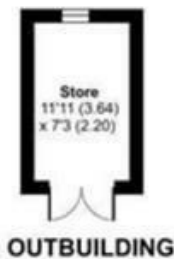
Approximate Area = 4311 sq ft / 400.5 sq m

Garage = 529 sq ft / 49.1 sq m

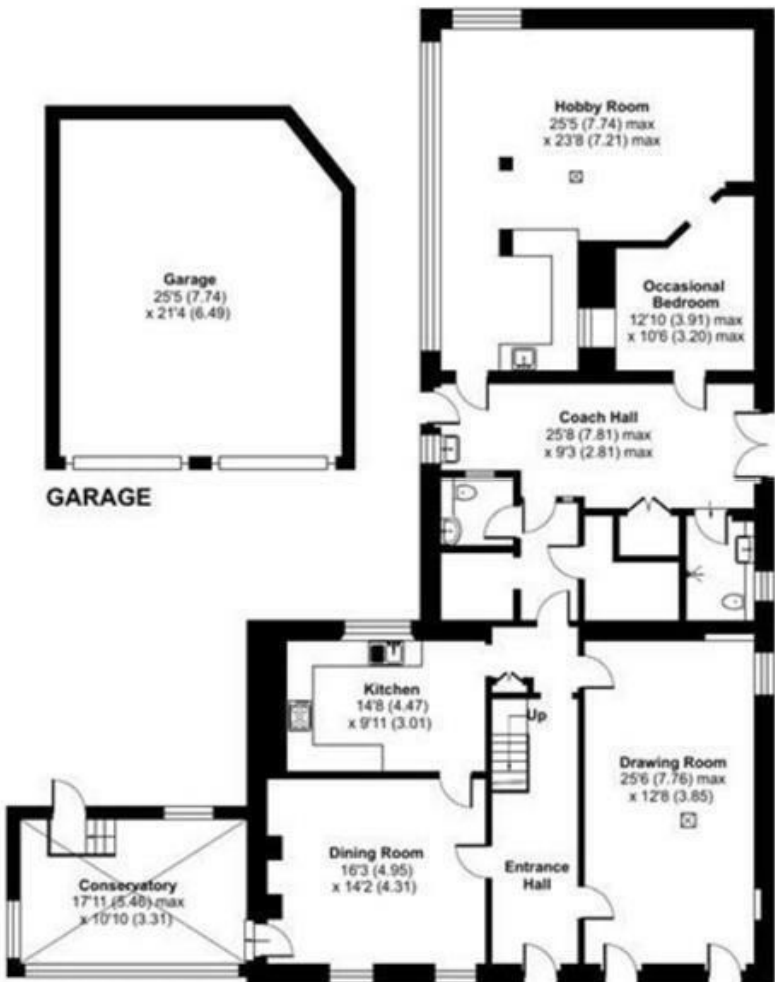
Outbuilding = 86 sq ft / 7.9 sq m

Total = 4926 sq ft / 457.5 sq m

For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR