



CLIVEPEARCE
Now you're moving

7 Bedrooms

House - Townhouse

Asking Price

£1,500,000

Located in

Truro



www.clivepearceproperty.com



Kenwyn Close

Truro | Cornwall | TR1 3DX



An exceptional seven bedroom city townhouse of remarkable character, dating from 1890 with accommodation in excess of 6000 sq ft and arranged over four floors including a spacious basement, heated indoor swimming pool, integral garage, gym with sauna, and sunny garden. The kitchen and bathrooms have been tastefully refitted in keeping with the era and many of the distinct character embellishments survive giving a balance of charm and practical family living. Arguably one of Truro's most desirable addresses with delightful walks nearby and far reaching views to the Truro River. An unparalleled historic home of timeless practicality and beauty.



Kenwyn Close

£1,500,000 Freehold



- One of Truro's finest townhouses
- Seven bedrooms (three en-suite)
- A wealth of original character intact
- Gym with sauna
- Integral double garage & EV charger
- Over 6000 sq ft
- Exclusive Kenwyn Close location
- Heated indoor swimming pool
- Sunny mature garden with terrace and level lawn
- A truly exceptional family house





Total floor area 573.0 sq.m. (6,167 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band G

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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