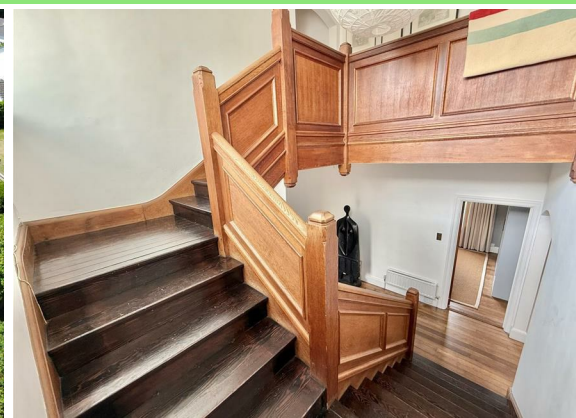




Kenwyn Road
Truro
TR1 3SZ

Asking Price £575,000

- EMINENT FAMILY HOUSE
 - FIVE BEDROOMS
- LARGE SOUTHERLY GARDENS
- KITCHEN/BREAKFAST ROOM
- DETACHED GARAGE AND AMPLE PARKING
 - CITY VIEWS
 - GAS CENTRAL HEATING
- THREE LARGE RECEPTION ROOMS
 - CASH BUYERS ONLY
 - SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - C

Floor Area - 2771.00 sq ft



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The Property

An Impressive individual house set in the highly regarded Kenwyn area of Truro. Designed by the renowned architect Alfred Cornelius, this magnificent property offers five bedrooms, three generous reception rooms and two stylish bathrooms as well as an en-suite shower room for the main bedroom. There is an impressive entrance hall with galleried, turning staircase. The property retains many fine features associated with the Cornelius design and era. The property stands in generous gardens and to the side is a large garage which is an area that has potential for further development, subject to planning. (Cash Buyers only, please see agents note)

The Accommodation Comprises

All dimensions are approximate.

Entrance Vestibule

With substantial wooden front door, mat well, tiled floor, inner door leading into:

Galleried Entrance Hall

With solid oak floor, turning staircase leading to landing and large window to front, understairs cupboard, two radiators.

Cloakroom

Window to front and side. Quarry-tiled floor, basin with storage cupboard below and WC.

Living Room

20'9" x 16'6" (into bay) (6.32 x 5.03 (into bay))
An elegant dual-aspect room with far-reaching views over the city and garden, large bay window to side elevation, wood burning stove on slate hearth. Oak wood floor, radiator, and access via a sliding door to:

Study/ Dining room

13'4" x 10'9" (4.06 x 3.28)
Window to rear with views over the city, extensive book shelving, oak wood floor and door back into hallway.

Studio/Reception Room

19'5" x 15'1" (5.92 x 4.60)
Large bay window with seating overlooking the rear garden and the city, door to rear terrace, window to side elevation, Godin gas stove on hearth, and oak wood flooring.

Breakfast Room

15'5" x 11'5" (4.70 x 3.48)
Window to front elevation, white AGA converted by Blake and Bell to electric, built-in pantry cupboard, electric night storage heater, door to lobby and

Kitchen

9'6" x 8'1" (2.90 x 2.46)
Range of work tops and various units, stainless steel sink unit with drainer, door to side, tiled floor.

Rear Lobby

Tiled floor and window to front elevation, electric night storage heater, door to:

Utility Room

Belfast sink, wall-mounted gas-fired central heating boiler and window to rear.

First Floor

Landing

Generous landing with airing cupboard and radiator.

Bedroom One

19'5" into bay x 15'1" (5.92 into bay x 4.60)
Enjoying far-reaching city views, a triple-aspect room with bay window to rear. With quality wool carpet and radiator.

En-suite

Stylish and remodified suite with large shower cubicle, wash basin and WC. Tiled floor and heated towel rail.

Bedroom Two

15'1" x 12'0" (4.60 x 3.66)
Dual-aspect with city and garden view, panelled radiator.

Bedroom Three

12'5" x 11'9" (3.78 x 3.58)
Range of fitted wardrobes with shelving, carpeted flooring, window to rear and radiator.

Bedroom Four

15'0" x 9'4" (4.57 x 2.84)
Window to front aspect, painted wood floor, built-in wardrobe and radiator.

Bedroom Five

11'2" x 8'5" (3.40 x 2.57)
Carpeted flooring, built-in wardrobe and window to side.

Bathroom One

Remodelled room with tiling to walls and floor. Suite comprising bath, wash basin and bidet. Window to side, heated towel rail and shallow built-in storage cupboard.



Bathroom Two

Contemporary-styled room with obscure window to side. Built-in vanity storage with inset wash basin and WC. Shower cubicle, heated towel rail, radiator and tiled floor.

Outside

The property is set back from Kenwyn Road by deep, tree-lined verges. Spacious driveway provides parking for numerous cars leading to double garage. The extensive gardens are a splendid mix of spacious lawns and terraces. To the rear is a large terrace enjoying a good degree of privacy and views towards the city.

Services

Mains water, electricity, drainage and gas. Council Tax band 'E'. Boiler housed within utility room.

Agents Note

This property has been tested and regretfully has been found to have Mundic in a few places and is not suitable for mortgage purposes and therefore cash buyers only.

Directions

From the Centre of Truro, driving, proceed towards Perranporth, go past the Police station and then Premier stores, under the railway bridge, past the City Inn and then once you have gone past the next left hand junction and over the pedestrian crossing, the property will be found a few hundred meters on the left behind the pollarded trees.

Material Information

Verified Material Information

Council tax band: E
 Council tax annual charge: £3294.37 a year
 Tenure: Freehold
 Property type: House
 Property construction: Standard form
 Number and types of room: 5 bedrooms, 3 bathrooms, 2 receptions
 Electricity supply: Mains electricity
 Solar Panels: No
 Other electricity sources: No
 Water supply: Mains water supply
 Sewerage: Mains





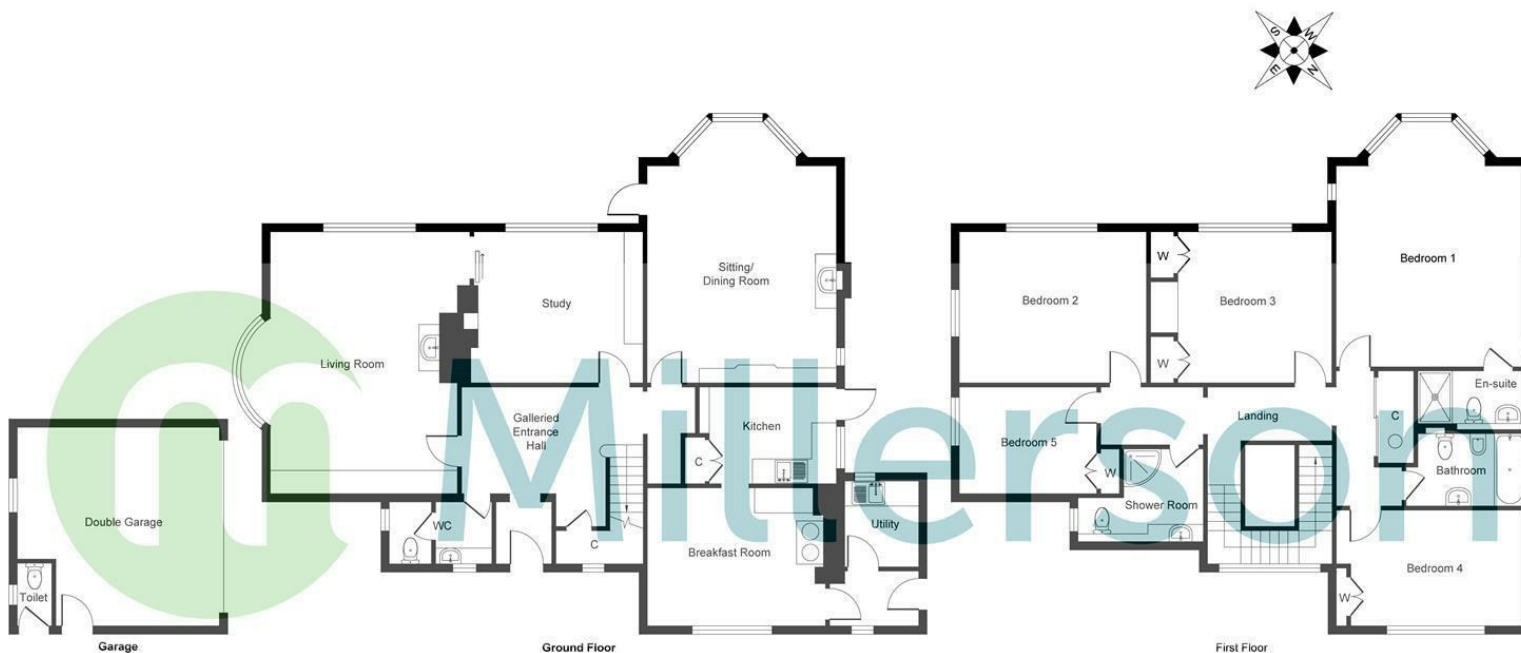
Kenwyn Road, Truro, TR1 3SZ

Heating: Gas Central heating and electric.
Heating features: Double glazing, Night storage, and Wood burner
Broadband: Yes
Parking: Garage, Driveway, Gated, Off Street, and Private
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: Yes
Long-term flood risk: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: 'D'

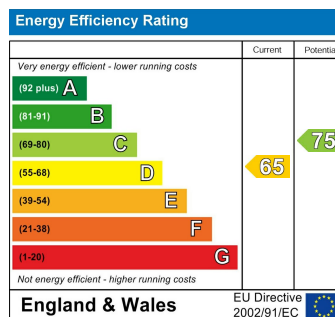
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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