

TRURO



TREHAVERNE HOUSE, KENWYN ROAD, TRURO, TR1 3SH

AN HISTORIC TRURO PROPERTY

An imposing Grade II Listed 18th Century house set in over half an acre of private garden on the edge of the shopping centre. A large residence easily divided to provide four/six bedrooms, two bathrooms, well proportioned reception rooms, fitted kitchen, conservatory and cloakroom etc. Plus - Large one bedroom self contained apartment with sitting room, kitchen and bathroom and vast storage area below. Double garage and parking for numerous vehicles.

GUIDE PRICE £875,000

GENERAL COMMENTS AND SITUATION

Trehaverne House is a fascinating period property providing spacious accommodation over three floors and with enormous character. It is unique for the city with its scantle slate hung front elevation and full length Georgian windows and is a much larger house than might be first envisaged offering approximately 4,460 sq ft (415 sq mtrs) of internal floor area. Whilst essentially one large single residence the versatile arrangement of accommodation can easily provide a self contained one bedroom apartment which would be ideal for a relative or letting and with its own access through the rear courtyard from the side lane. A unique feature of this property are the gardens and grounds extending to just over half an acre and which are fully enclosed and private and which in itself is a rarity in such a developed area.

Trehaverne House is situated in the popular Kenwyn area of Truro fronting Kenwyn Road. It is literally just a few minutes walk from the shopping centre of the city with its selection of multiples and smaller shops dominated by the magnificent cathedral. Truro also affords a wide range of private and state schools along with a main line railway link to London (Paddington). Both the sailing waters of the Carrick Roads on the south coast and the surfing beaches on the north coast are within easy reach and there are golf courses within Truro and at nearby Killiow.

HISTORY

Early maps suggest this property together with its neighbouring service cottage stood within open fields on the outskirts of the city. Being originally part of the manor of Kenwyn, controlled by the Enys family for several centuries, Trehaverne House has been occupied by nobility, gentry and clergy through the years. The main part of the house dates from the late 18th Century but it would appear to have been considerably extended to the rear during Victorian times at a time when there was significant building in the immediate area. The Truro Building Group booklet entitled "Pydar Street and the High Cross area" highlights Trehaverne House with a pen drawing.

THE HOUSE

The building is detached with the main house in stone with scantle slate hanging as previously mentioned and accommodation arranged on three floors. The rear wing accommodation is largely brick built and is at first floor level over a large storage and workshop area. The house is notable for its many period features such as the beautiful full length Georgian windows to the front elevation, selection of period fireplaces, some ceiling cornice work and a lovely traditional conservatory leading off from one of the main reception rooms. The whole property has been extremely well maintained, decoration is immaculate and there is a comprehensive system of gas fired central heating with radiators throughout.

In greater detail the accommodation comprises (all measurements are approximate):

The property is approached via a pathway leading through the front garden. Entrance through a wooden door with obscure glass into:-

ENTRANCE HALLWAY

Doors to the sitting room and dining room. Staircase rising to the first floor. Feature display case.

SITTING ROOM

7.70m x 4.17m (25'3" x 13'8")

Open fire with brick hearth, period timber surround and decorative cast iron grate. Two full height Georgian windows overlooking the front garden. Window to side. Doors to the inner hallway and to the:-

CLOAKROOM

Window to side. Belfast sink. Pedestal wash hand basin. Door to:-

W.C.

Low level W.C.

DINING ROOM

4.55m x 4.24m (14'11" x 13'11")

Two full height Georgian windows overlooking the front garden. Timber surround fireplace (not functional). Door to kitchen/breakfast room and stairs rise to the:-

CONSERVATORY

5.18m x 3.23m (17' x 10'7")

A bright and airy room with glass ceiling and windows to both the front and side elevations. Quarry tiled flooring. Timber staircase rises to a rear door leading to the garden. Radiator. Storage cupboard.

KITCHEN/BREAKFAST ROOM

4.45m x 2.95m (14'7" x 9'8")

The kitchen comprises a range of modern base and wall mounted units with work surface over and tiled splashbacks. Integrated fridge and freezer. Stainless steel sink and drainer with mixer tap over. Space provided for dishwasher. Rangemaster cooker with five ring gas hob, electric ovens and double extractor hood over. Tiled flooring. Window to rear overlooking the courtyard. Door to:-

INNER HALLWAY

Ceramic tiled flooring. Inner hallway leading to:-





BOILER ROOM

4.09m x 2.67m (13'5" x 8'9")
Gas boiler providing domestic hot water and heating. Ceramic tiled flooring. Space provided for washing machine and tumble dryer. Understairs storage cupboard. Doors to cloakroom/W.C. and integral garage.

CLOAKROOM/W.C.

Suite comprising low level W.C. and pedestal wash hand basin. Window to rear. Ceramic tiled flooring.

INTEGRAL GARAGE

7.80m x 2.87m (25'7" x 9'5")
Accessed via a set of timber louvre doors via the lane which runs along the side of Trehaverne House. Concrete flooring. Doors to the rear courtyard and further door to:-

STORE ROOM

6.60m x 7.14m (21'8" x 23'5")
This room could easily be converted into a generous sized office or additional accommodation for the ground floor of the house. Power and lighting.

First Floor

HALF LANDING

Doors lead to a staircase which rises to the second floor. Further doors lead to the shower room and self contained apartment.

Stairs rise to:-

FIRST FLOOR LANDING

Doors to bedrooms, bathroom and airing cupboard.

BEDROOM 1

4.22m x 3.94m (13'10" x 12'11")
Two sash windows to the front. Door to:-

DRESSING ROOM/BEDROOM 4

3.58m x 2.39m (11'9" x 7'10")
This room would make a single bedroom but is currently being used as a dressing room. A selection of fitted wardrobes. Sash window to the front.

BEDROOM 2

4.47m x 4.24m (14'8" x 13'11")
Two sash windows to the front. Fitted wardrobes.

BEDROOM 3

3.91m x 2.92m (12'10" x 9'7")
Sash window to side. Fitted wardrobes.

FAMILY BATHROOM

3.94m x 3.38m (12'11" x 11'1")
A large room comprising a matching suite of low level W.C., pedestal wash hand basin, bath and double shower cubicle with main shower over and tiled splash backs. Window to side. Door to airing cupboard. Heated towel rail.

BATHROOM

Comprising a matching suite of low level W.C. and pedestal wash hand basin. Walk in bath with shower over and tiling to splash back areas. Window to side. Vinyl flooring. Heated towel rail. Combined ladder rack radiator/towel rail.

SECOND FLOOR

LOFT ROOM/ BEDROOM 1

3.89m x 3.33m (12'9" x 10'11")

Window to front. Exposed timber beams to ceiling. Access to eaves storage. Door leading to:-

LOFT ROOM/BEDROOM 2

4.75m x 3.66m (15'7" x 12')

Exposed timber beams to ceiling. Window to front.

APARTMENT

Access to this apartment can be gained through the first floor half landing of the main house or alternatively via steps from the rear courtyard. Accommodation below describes the apartment as accessed through the hallway of the main property.

HALLWAY/LANDING

Doors to the bedroom, bathroom, sitting room and airing cupboard. Access to loft.

BATHROOM

Suite comprising matching low level W.C., pedestal wash hand basin, bath and separate shower cubicle with mains shower over and tiled splashbacks. Obscured window to side.

BEDROOM 1

5.41m x 4.14m (17'9" x 13'7")

Large bay window to the side.

SITTING ROOM

5.33m x 4.88m (17'6" x 16')

Generous sized windows to both sides of this room making it a light and airy room. Fireplace with marble surround and slate hearth. Picture rail. Door to:-

KITCHEN/DINING ROOM

5.41m x 2.92m (17'9" x 9'7")

Comprising a range of base and wall mounted units with work surfaces over and tiling to splash back areas. Stainless steel sink and drainer with mixer tap over. Oven with four ring electric hob. Space provided for freestanding fridge freezer. A door leads to the entrance porch. From here a door gives access to the steps which descend to the rear courtyard.

OUTSIDE

The GARDENS are mostly to the rear of the house and focus to a large lawn with many mature specimen trees and shrubs. Other parts of the garden include an enclosed and very private walled courtyard with cobbled flooring. A gate leads to the side lane where the steps ascend to the first floor entrance to the apartment.

There is a walled garden which has again been laid to lawn with gravelled pathways and access to an outside WORKSHOP. The borders are planted with mature shrubs and perennials and a selection of trees. There is also a pond with a pump in this garden.

At the far end of the garden there is a large parking area which could easily accommodate a selection of cars and boats. A five bar timber gate leads to the side service lane.

PLANNING

Following a positive pre-application response plans have recently been drawn and submitted to the Local Planning Authority for a single storey dwelling in the rear garden. Permission has subsequently been refused. In the circumstances the vendor will impose an overage clause in the contract whereby any future development being granted within the curtilage of Trehaverne House will secure an enhancement payment to the current owner or her successors in the title.

SERVICES

Mains electricity, gas and water.

N.B

The electrical circuit, appliances and gas heating system have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

From Truro city centre drive up Pydar Street and continue under the railway bridge into Kenwyn Road. Trehaverne House is located on the right hand side on the corner of Trehaverne Lane.



"Just wanted to say a massive thank you for going above and beyond over the last year, to help me find a new home. Your patience and sheer hard work are so appreciated at a time when life was very difficult. You are great at your jobs and with people. You guys need recognising for what you do, day in, day out. Thank you from us all."

01872 242244



Trehaverne House, Truro

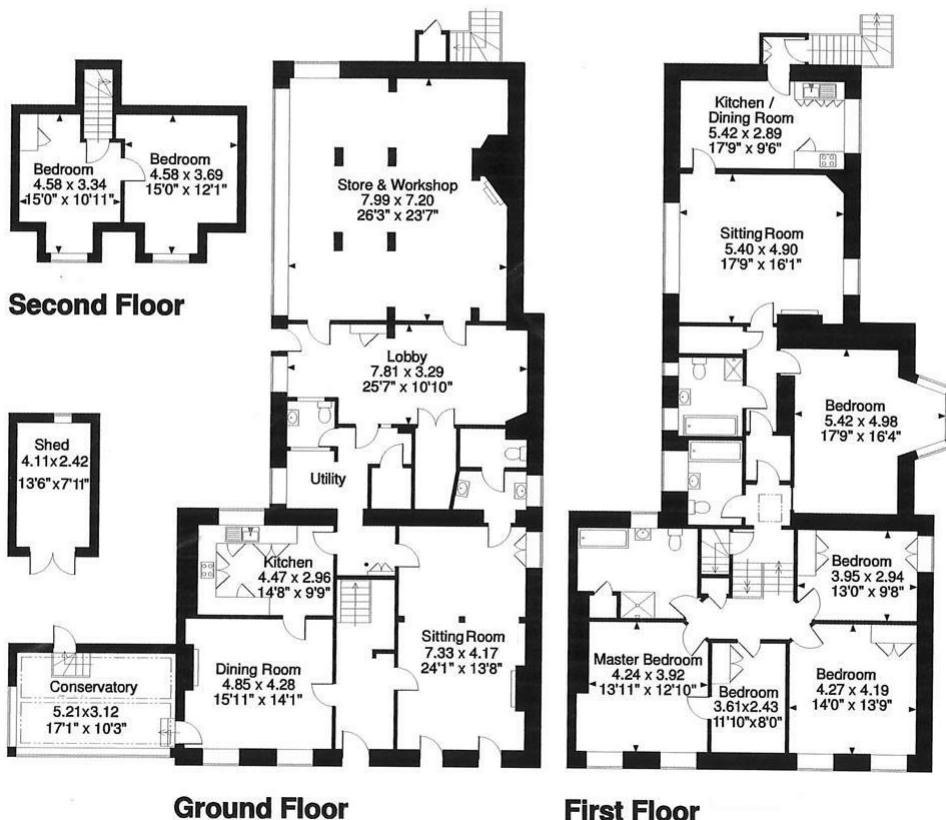
Gross internal area (approx.)

Total = 479 sq m (5152 sq ft)

Main House = 415 sq m (4468 sq ft)

Garage = 54 sq m (577 sq ft)

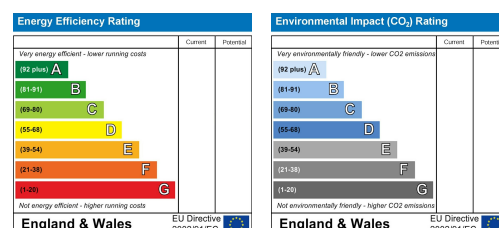
For identification purpose only. Not to scale.



KEY FEATURES

- Large Period Residence
- Spacious 1 Bedroom Apartment
- Beautifully Maintained
- Large Garden - Over Half an Acre
- Ample Additional Parking
- 4-6 Bedrooms Main Residence
- Gas Central Heating Throughout
- Walled Courtyards
- Double Garage
- Walking Distance City Centre

ENERGY PERFORMANCE RATING



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