



Trevenna



Truro City Centre - 0.5 mile

A most attractive modern four bedroom property with a two bedroom annexe set on a private lane in a Conservation Area.

- No onward chain
- Walking distance from city centre
- Four bedroom versatile family home
- Separate two bedroom annexe
- Tucked away on a private cul-de-sac
- Ample parking and garage
- Secluded private gardens

Guide Price £695,000

SITUATION

Around 0.5 mile from the city centre, Trevenna is situated on a private cul-de-sac that leads to five individual properties.

The ancient port and market town of Truro is located in a valley at the head of a beautiful river bearing its name and is dominated by the splendid three spired Cathedral which stands at its heart. Forming the retail, administrative and cultural centre of Cornwall, the city offers a comprehensive range of retail and leisure amenities together with the county's leading educational facilities.

Trevenna enjoys the convenience of a short walk into Truro city centre where there is a wide variety of retail shopping, restaurants and pubs together with a cinema and the Hall for Cornwall, staging live music and theatre events.

Public transport links are excellent with a main line connection to London Paddington, local bus services and domestic and international flights from Newquay airport.

THE PROPERTY

Available on the open market for the first time in fifteen years, Trevenna is a beautifully presented detached home nestling within secluded gardens and a short distance from the city centre. Adjacent to the property is a separate detached two bedroom, annexe accommodation.

The main house is approached by a welcoming entrance hall with a staircase leading to the first floor. The well-appointed kitchen /dining room features French doors opening onto a paved patio and has a comprehensive range of fitted cupboards and drawers with appliances including: washing machine, dishwasher, and tumble drier. The cosy sitting room overlooks and

has access to the garden via French doors. Planning permission has been previously granted but never constructed for a conservatory to provide additional living space. Completing the accommodation are two bedrooms and bathroom with separate shower. On the first floor are two further bedrooms and a bathroom with a Jacuzzi style bath.

Approached from the spacious sun terrace is the additional accommodation that comprises an open plan living/kitchen area with shower room on the ground floor with two bedrooms at first floor level.

OUTSIDE

Towards the top of the cul de sac, Trevenna is entered by a private drive with space for several vehicles and direct access to a single garage. Set in the surroundings of a former quarry, the gardens have been thoughtfully landscaped with lawn, seating areas and a large paved sun terrace. To the rear of the property is a spacious lean-to greenhouse with lighting and power.

SERVICES

Mains water, electricity, gas and private drainage. Gas fired central heating. Double glazing.

VIEWINGS

Strictly by prior appointment with Stags' Truro Office on 01872 264488

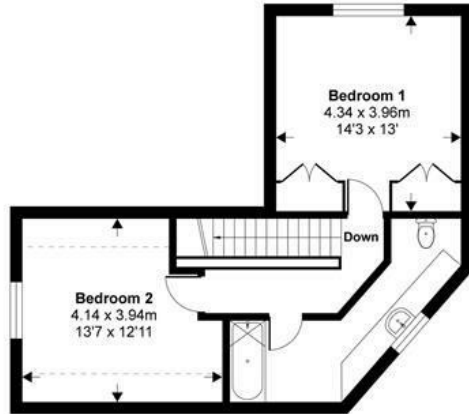
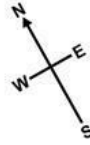
DIRECTIONS

From Truro City take the road towards Malpas, alongside the Truro River. After a few hundred yards and opposite Malpas House, turn left into Quarry Lane. Proceed to the head of the road and Trevenna will be evident on the left.



Approximate Area = 1832 sq ft / 170.2 sq m (includes garage)
 Limited Use Area(s) = 155 sq ft / 14.4 sq m
 Total = 1987 sq ft / 185 sq m
 For identification only - Not to scale

Denotes restricted head height



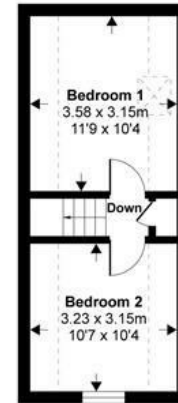
First Floor



Ground Floor



Annex Ground Floor



Annex First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2020. Produced for Stags. REF: 654375

These particulars are a guide only and should not be relied upon for any purpose.

61 Lemon Street, Truro, TR1 2PE



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	75	86
(69-80) C	(55-68) D		
(50-68) E	(35-54) F		
(21-49) G	(1-20) H		

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

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