



4 Trewinnard Court

Kenwyn, Truro



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Kenwyn Church Road, Truro, TR1 3DR

Forming the central section of Trewinnard Court located within Kenwyn, one of Truro's most discrete and desirable areas, this elegant and spacious Edwardian residence provides beautifully balanced, spacious and architecturally interesting accommodation together with an enclosed and well-stocked private garden.



Trewinnard Court

Situated just one mile from the centre of Truro within Kenwyn, arguably the city's leafiest and most desirable area, Trewinnard Court was originally built in 1911 as Truro Cathedral School and Boarding House.

Converted into high quality homes in 1999, the development is considered to be one of Truro's finest and most historically important buildings. Number 4 forms the central section and is defined by the original bell tower.

Distances

Truro city centre – 1; Boscawen Park & tennis courts – 2; Idless Woods – 2; Malpas – 3; Trelissick Garden (National Trust) – 5.4; St Agnes – 7.5; Falmouth – 12; St Mawes – 19; Cornwall Airport (Newquay) – 19.5

(All distances are approximate and in miles)

The location

Trewinnard Court is particularly well situated within this highly regarded area of Truro, within walking distance of the historic Kenwyn church and the city centre. Within a short walk is a designated quiet lane that leads to the rural hamlet of Idless where there are wonderful woodland walks and cycle trails along with an open-air café.

Truro boasts a wide and varied mix of national and boutique retailers found within the pretty cobbled streets radiating out from Truro's impressive and prominent cathedral. Social entertainment is served via an eclectic mix of restaurants and bars along with cinema, art galleries and the newly revamped Hall For Cornwall which is now a national-class venue.

Sports enthusiasts are particularly well-catered for with a sports centre with swimming pool, two tennis clubs, squash club, rugby, football and cricket clubs within the city. Watersports are readily accessible with the north coast surfing beaches and highly regarded sailing waters of the Carrick Roads on the south coast, both within a short drive.





The property

- Retaining much character, charm and originality
- Elegant and spacious proportions
- Timber flooring throughout vast majority of the ground floor
- Retained picture rails and coricing
- High ceilings
- Central reception hall with vaulted galleried landing and two windows to the rear providing an abundance of natural light.
- Double aspect kitchen / dining room with French doors to the rear garden. Granite tops, pantry cupboard, induction hob, NEFF oven, grill and dishwasher, full height fitted fridge.
- Separate utility room / pantry
- Elegant double aspect sitting room with marble fireplace (gas fire) and French doors to the garden
- Library / snug / study enjoying a view of the garden
- Galleried landing with feature arched window
- Spacious master bedroom enjoying a far-reaching outlook, walk-in wardrobe and en suite bathroom
- Well-proportioned guest bedroom with arched window proving a far-reaching view and en suite bathroom
- Two further bedrooms
- Curved, part-barrelled ceilings in all bedrooms
- Family bathroom
- Extensive full-width and boarded loft space with light and pull-down ladder



The gardens

- Beautifully stocked and landscaped gardens
- Sunny south-easterly aspect
- Well-enclosed and tiered with lawns and planted beds including camellia, bamboo, palm and wisteria
- Direct access from both the living and dining rooms
- Summerhouse
- Greenhouse
- Allocated and visitor parking
- Electric car EV charge point
- Large private garage with mezzanine storage
- Well maintained communal areas including bricked paved driveway and courtyard bordered with attractive beds. Dedicated bin store area.

Tenure, services and general information

Leasehold (999 years from inception in 1999). Ownership of Freehold vested within Trewinnard Court Management Limited of which number four has a 1/8 share. Each of the homes in Trewinnard Court owns a share of the freehold of the whole complex through its freehold management company. No one else owns any shares in that company except for the homeowners. Annual charges commensurate with size of property with number four paying around £3,350 per annum (including building insurance, management fees, maintenance of communal areas, roof repairs, window cleaning and contribution to sinking fund).

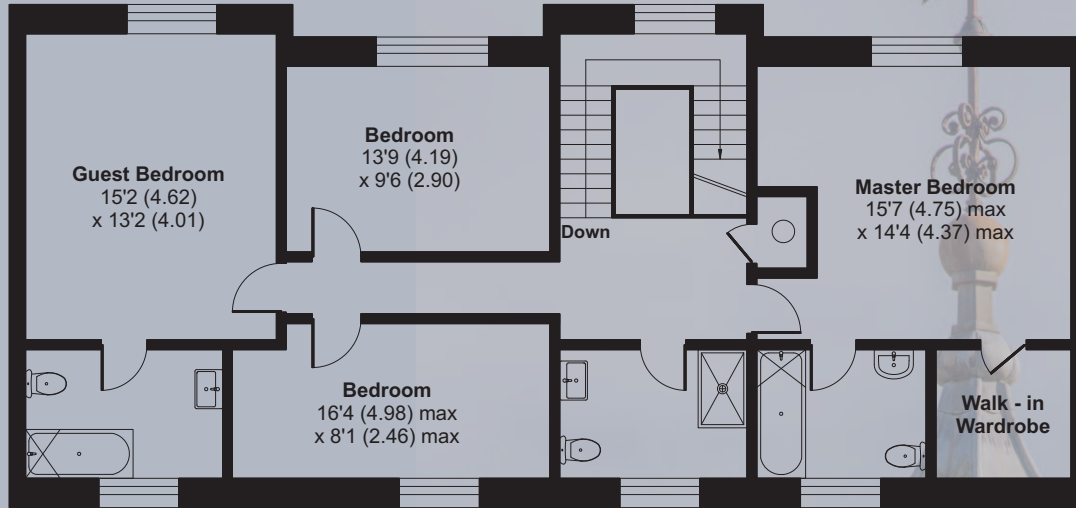
Council Tax: band F. Mains electricity, water, drainage and gas. Gas central heating (new boiler in 2017). Superfast Broadband is available in the postcode.

What 3 Words /// cheek.softly.goats

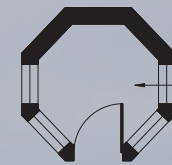
Directions Continue up Kenwyn Road into Kenwyn Hill and just on the right-hand bend turn right into Kenwyn Church Road. The gated access to Trewinnard Court is immediately on the right. Visitors' parking is found on the right as you enter the development.

Main House = 2336 sq ft / 217 sq m
 Total = 2646 sq ft / 245.8 sq m (includes garage & outbuildings)

For identification only - Not to scale

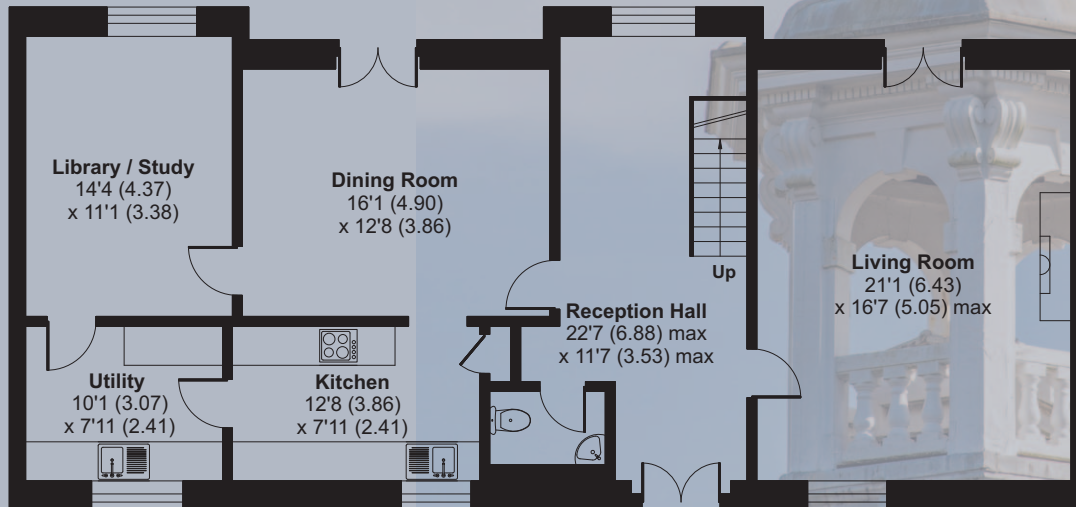


FIRST FLOOR

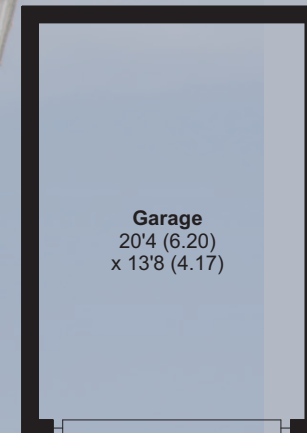


Summerhouse
 6'2 (1.88)
 x 6'2 (1.88)

OUTBUILDING



GROUND FLOOR



Garage
 20'4 (6.20)
 x 13'8 (4.17)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2023. Produced for Shore Partnership Limited. REF: 932715

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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