



Condurro

St Clement, Truro



Condurro, St Clement, Truro, TR1 1SZ

Beautiful Edwardian residence with a stunning contemporary extension, enjoying a peaceful, traffic-free oasis with stunning views over the Tresillian river and surrounding woodland - an idyllic location for those looking for a peaceful and scenic lifestyle while being within easy reach of Truro.

Distances

St Clement Church – 350 yards; Truro – 1.6; Boscawen Park (Truro Cricket Club & tennis courts) – 2; Truro Golf Club – 4; Trelissick Gardens (National Trust) 6.5; St Agnes – 10; Mylor Yacht Harbour – 12; Falmouth (centre) – 13; St Mawes – 18; Cornwall Airport (Newquay) – 20

(All distances are approximate and in miles)



The location

St Clement is a charming and timeless hamlet located on the banks of the Tresillian River, a tributary of the river Fal, to the southeast of Truro. The village features a pretty and historic church that serves as a central focal point for the community and is a conservation area and an Area of Outstanding Natural Beauty. The area offers an abundance of countryside and riverside walks, including a footpath that leads along the river to Tressillian in one direction and to Malpas in the other, where you can enjoy stunning views from the highly-regarded Heron Inn riverside gastropub. Other amenities in the area include a farm/coffee shop, modern village hall, and active marina.

The cathedral city, at the head of the river, is just under two miles away, offering a wide range of shopping, schooling, and a mainline rail link to London Paddington. For those seeking a vibrant arts and culture scene, the university town of Falmouth is only 13 miles away and boasts beautiful beaches, yacht marinas, the National Maritime Museum, and a diverse mix of restaurants.

Overall, St Clement provides an idyllic location for those looking for a peaceful and scenic lifestyle while being within easy reach of city amenities.

The property

- Beautifully extended and re-modelled Edwardian family home constructed in 1910
- Stunning contemporary extension completed in 2022
- Breath-taking views of the river and surrounding countryside
- Genuine oasis of peace and quiet, enjoying a traffic-free position that is perfect for those seeking a tranquil escape from the hustle and bustle of city life
- Central hallway with Fired Earth tiling and turning staircase





- Broad open-plan living room with full width 'wall of glass' creating a large, open space providing lots of natural light and harnessing the unobstructed river and garden views. Lantern skylight and natural stone flooring. Sliding doors opening onto the gardens.
- Open through to Future-designed kitchen with Corian worktops and integrated NEFF appliances
- Snug with timber flooring, woodburner (do you know the brand?) and New England style shutters
- Well proportioned, double aspect sitting room with high pitched ceiling, wood burner (brand?) and sensational views
- New ground floor shower room (completed in 2020/21) with Fired Earth flooring
- Spacious utility room with rear porch and access to the rear courtyard garden
- Master bedroom enjoying the beautiful views with period fireplace, shutters and fitted wardrobe
- Two further bedrooms, both with fitted wardrobes
- Family bathroom

The gardens, summerhouse, garage and workshop

- Mature and well stocked gardens totalling around ¼ of an acre. Mainly laid to lawn with well stocked beds and borders
- Beautiful backdrop for the stunning river and countryside views
- Secret garden above the footpath with summerhouse, greenhouse and area of lawn
- Gravelled terrace, slate paths and patio
- Enclosed rear courtyard garden with mature borders, covered well and porch.
- Integral garage with eaves storage
- Workshop / store

Tenure, services and general information

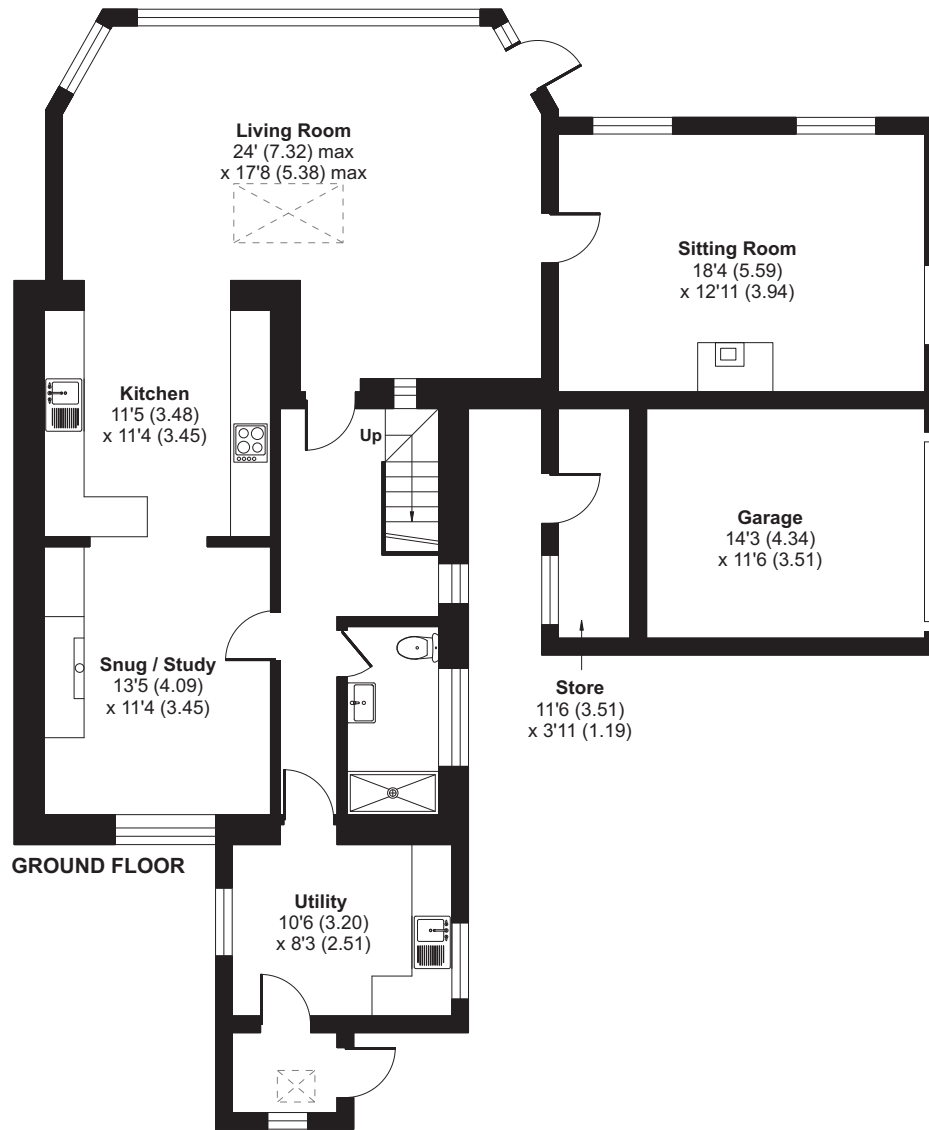
Freehold. Mains electricity and water. Private drainage. Oil fired central heating. Broadband: Ultrafast Full Fibre is available. Council Tax band E



What 3 Words ///crown.purely.vocal

Directions

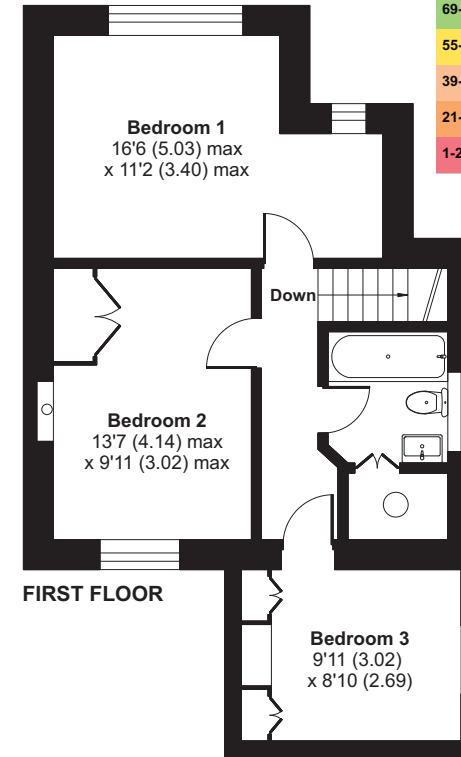
At the Trafalgar roundabout, take St Clements Hill (in the direction of Penair School) and continue up the hill for approximately half a mile and turn right at the crossroads (signed for St Clement). Follow this country lane for about a mile until arriving in St Clement. Once in the village, continue along the lane passing the church on your left. You will then pass a parking area, on your right, overlooking the river. Continue, with the river on your right, for 100 yards and the lane forks left. Continue up this lane and Condurro is the first property on the right.



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Main House = 1794 sq ft / 166.6 sq m
 Total = 1995 sq ft / 185.3 sq m (includes garage & store)

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Shore Partnership Limited. REF: 959927

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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