



Blue Cottage, 5 Manor Gardens

Truro



Blue Cottage, 5 Manor Gardens, Truro, TR1 1JG

Conveniently yet discreetly located in a leafy setting on the edge of Truro, enjoying a peaceful and traffic-free situation, this impeccably presented home is a charming, light and welcoming detached modern residence providing well-balanced accommodation complemented beautifully by a well-planted and colourful garden.

Distances

The Alverton – 175 yards; Truro city centre – 0.5; Waitrose – 2;
Truro Golf Club – 2.5; Royal Cornwall Hospital (Treliske) – 3; Malpas – 2.5;
Trelissick Garden, Feock (National Trust) – 5.5; Perranporth – 11.5;
Mylor Yacht Harbour – 11; St Mawes (via King Harry ferry) – 11.5;
Falmouth – 12; Cornwall Airport (Newquay) – 19

(All distances are approximate and in miles)



The location

Manor Gardens, a modern and exclusive development of just eight detached properties completed in 2002 by Rosemullion Homes, is a private drive located in the former gardens of The Alverton Manor. This discrete and sought-after setting provides a quiet, leafy and traffic-free position within walking distance of the centre of Truro.

This hidden gem of high-quality homes is set within landscaped gardens and mature trees providing tranquillity and peace yet within a short distance of all the conveniences of Truro with its history, culture, restaurants, and shops – the perfect blend.

Truro boasts a wide and varied mix of national and boutique retailers found within the pretty cobbled streets radiating out from the iconic Gothic Revival cathedral (1880 – 1910). An eclectic mix of restaurants, coffee shops and bars along with a cinema and art galleries, are complemented by the national-class Hall for Cornwall, which has recently reopened following a major refurbishment.

With countryside walks, golf, creeks, rivers and both coasts all within striking distance of Manor Gardens, this really is the perfect place from which to enjoy a healthy, active life within a quiet yet highly convenient location.



The property

- Superb detached modern home completed in 2002
- One of only eight within a beautifully maintained and highly regarded development
- Refurbished in 2011, including a new kitchen and bathrooms (bathrooms refreshed in 2019), re-decoration and carpets throughout
- Entrance porch and welcoming hallway
- Sitting room with real flame gas fire
- Double aspect, full depth open plan kitchen / dining room with French doors to the beautifully stocked gardens
- Kitchen features granite tops and includes full range of integrated appliances: fridge, freezer, dishwasher, two ovens, gas hob and extractor
- Utility room with integral door to the garage
- Ground floor shower room
- Ground floor study / snug / 3rd bedroom with fitted cupboard and small conservatory enjoying a pleasant view of the garden
- Landing with Velux window and walk-in cupboard
- Spacious master bedroom and guest bedroom, both with fitted wardrobes and additional cupboards. Both bedrooms enjoy a pleasant and leafy outlook.
- Well-appointed shower room



The gardens

- Pretty, well-planted and immaculately tended rear garden providing peace and tranquillity
- Partly lawned and well-stocked with a variety of shrubs, trees and plants including camelias, acers and rhododendrons
- Patio terrace with paved path leading to the pond and further decked terrace
- Side path and gate providing access to the front of the property with garden utility area to the rear of the garage
- Garden shed
- External lighting and tap
- Integral garage with electric door and utility area
- Well stocked, mature front gardens and driveway parking for one car

Tenure, services and general information

Freehold. Mains electricity, water, drainage and gas. Gas central heating. Broadband: Ultrafast full fibre broadband is available in the postcode. Council Tax E.

What 3 Words ///yoga.part.sting

Directions

At Trafalgar roundabout, follow Tregolls Road towards St Austell. After approximately 700 yards turn left into the drive of The Alverton. Continue past the main building and the entrance to Manor Gardens is on the left. Proceed into Manor Gardens, follow the private road around the right-hand bend and the drive to numbers 5 and 6 is straight ahead with no. 5 on the right.



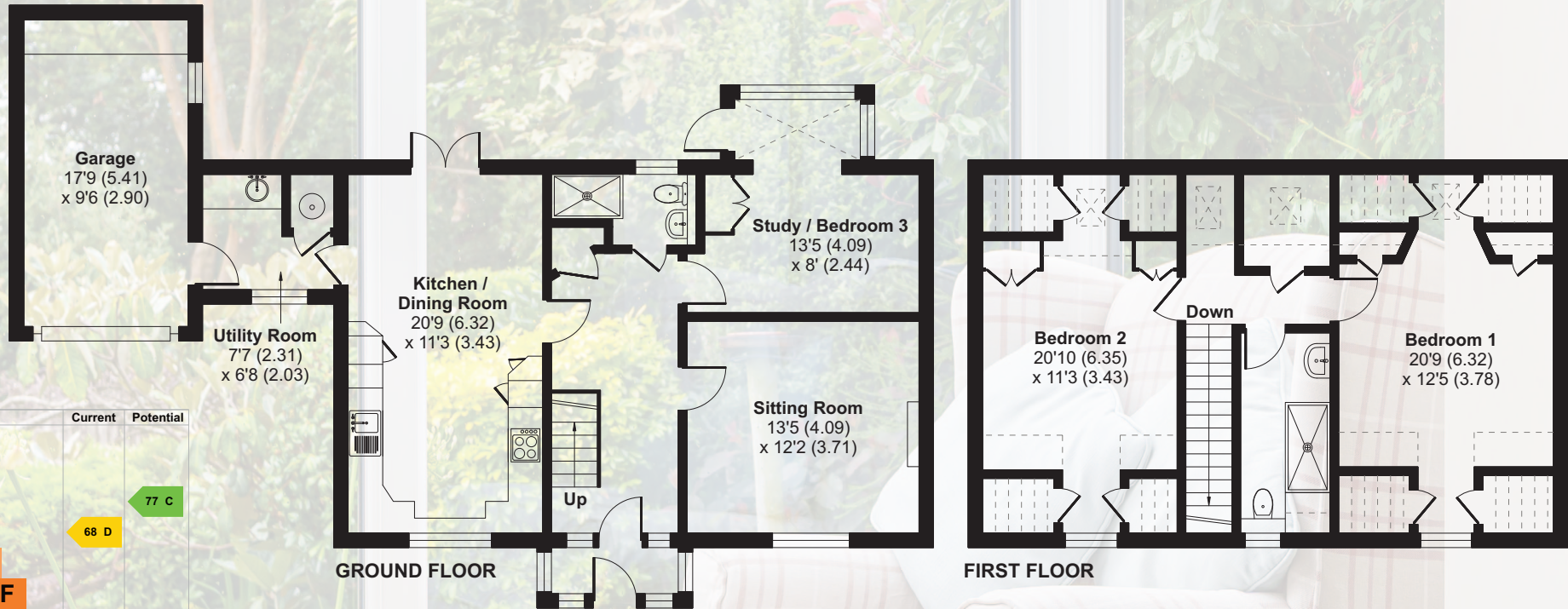


Denotes restricted head height

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Main House = 1244 sq ft / 115.5 sq m
 Total = 1651 sq ft / 153.3 sq m (includes garage)
 Limited Use Area(s) = 239 sq ft / 22.2 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 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). © nchecon 2023. Produced for Shore Partnership Limited. REF: 1005168

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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