



Tre'n Vownder

Daniell Road, Truro



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Daniell Road, Truro, TR1 2DA

Conveniently located near the centre of Truro yet enjoying a peaceful and traffic-free setting, this Scandi-style contemporary, remodelled and extended home is a very high quality, bespoke and unique modern residence providing well-balanced accommodation complemented beautifully by landscaped gardens, a detached garden studio/office, ample parking and workshop/store.





The property

- Detached contemporary home in traffic-free setting
- Located at the end of its privately-owned lane
- Unique, high quality and extended since being first built
- Innovative design incorporating green credentials which include:
 - Sedum roof, high levels of insulation and attractive timber cladding (larch and cedar)
 - Heat recovery ventilation system
 - Underfloor heating throughout
 - Reverse level design to benefit from solar gain and interact with the south west facing landscaped garden
- EPC: B-rated

Ground Floor:

- Distinctive glass entrance porch with tiled floor
- Entrance hall with storage and bespoke oak staircase
- Utility room
- Master bedroom with French doors to the rear path and en suite shower room
- Two further bedrooms
- Family bathroom
- Planning consent (PA21/09784) for front and side extension to create a bright master bedroom with generous boutique-style en suite bathroom

First Floor:

- Magnificent open plan living room opening through to the landscaped gardens
- Beautifully appointed, bespoke and hand-made kitchen with marble (calacatta gold) worktops and large central island (Sapele hardwood) with breakfast bar. Twin Belfast sink. High quality electric cooker with induction hob (Italian-made by Bertazzoni). Integrated dishwasher (Bosch). Window seat with storage below. Walk-in pantry with stylish glazed doors.
- Separate TV room / snug with pocket door separating it from the main living room. Far-reaching views across Truro and towards the viaduct. Raised window seat.
- Bedroom 4 / study
- Separate WC with Moroccan terrazzo tiles
- Wide plank engineered oak flooring throughout

The garden, outbuildings & parking

- Gravelled parking area to the front providing enough space for at least three cars. Access via long driveway (owned by Tre'n Vownder)
- Enjoying a southerly aspect, the landscaped rear garden and full width timber terrace open up from the living room / kitchen and provide a seamless connection between inside and outside living.
- Contemporary home office/gym/studio within the garden
- Two side pathways with gates
- Undercroft storage area
- Large detached store / workshop to the front with planted border
- EV charging point





The Location

Daniell Road is one of Truro's most desirable Victorian-era addresses. On the corner with Falmouth Road / Lemon Street is the famous Lander Monument and a fantastic local pub, The Thomas Daniel. Continuing along Daniell Street, Albert Place and into Daniell Road, the smaller cottages give way for the larger townhouses and it is here that the discrete driveway to Tre'n Vownder (the house name is Cornish for 'home at the lane's end') is found, just after the turning to Redannick Lane.

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.

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.

Distances

The Thomas Daniell - 350 yards; Truro Health Park - 0.3; Truro city centre - 0.5; Mainline railway station - 0.6; Truro Golf Club - 2; Royal Cornwall Hospital (Treliske) - 2; Malpas - 2.4; Trelissick Garden, Feock (National Trust) - 4.2; Perranporth - 9.9; Mylor Yacht Harbour - 10.1; Falmouth (centre) - 10.4; St Mawes - 18.3; Cornwall Airport (Newquay) - 18.9

(All distances are approximate and in miles)

Tenure, services and general information

Freehold. Gas fired central heating with underfloor heating throughout. Heat recovery system. Mains electricity, gas, drainage and water. Ultra full fibre broadband available in postcode (Open Reach website). Council tax band : E

Key dates

Extension completed: 2023
 Planning consent obtained to remodel and extend: 2021 (PA21/09784)
 Bought by the current owners: 2019
 Newly built: 2017

What 3 Words ///poet.matter.clues

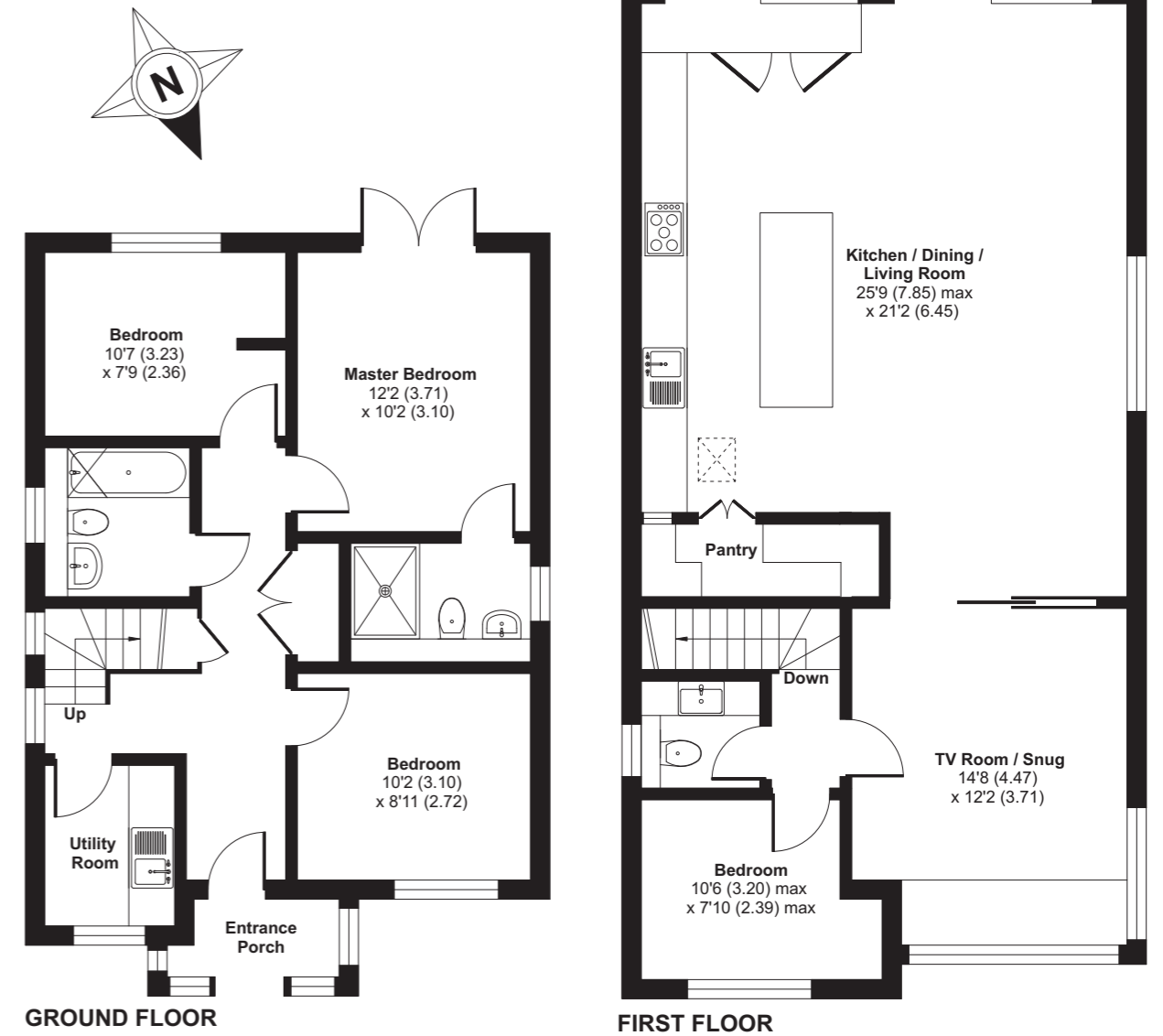
Directions

Proceeding up from Lemon Street, turn right into Daniell Street, just after The Thomas Daniell pub. Proceed along Daniell Street and into Daniell Road. After around 350 yards the drive to Tre'n Vownder is on the right.

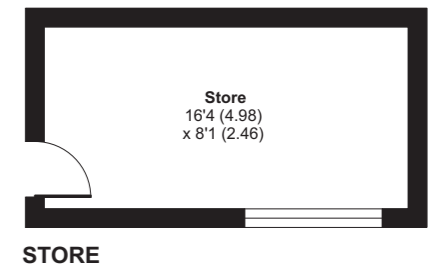
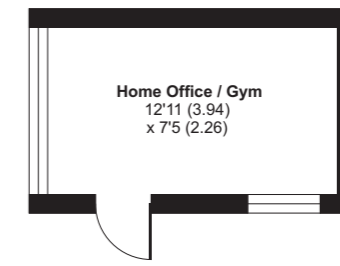


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Main House = 1527 sq ft / 141.8 sq m
 Total = 1758 sq ft / 163.3 sq m (includes outbuildings)
 For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		111 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2024. Produced for Shore Partnership Limited. REF: 1165167

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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Ben Davies
Director



Tim May
Director

WHERE YOU LIVE MATTERS

Telephone: 01872 484484
Email: contact@shorepartnership.com

School House Office, Market Street,
Devoran, Truro, Cornwall, TR3 6QA

