



5 Trewinnard Court

Kenwyn, Truro





5 Trewinnard Court, Kenwyn Church Road, Truro, TR1 3DR

Available for the first time in over 20 years and forming the end section of Trewinnard Court, originally built in 1911 as Truro Cathedral School, this 4-storey 'townhouse' features interesting and extensive accommodation extending to over 2,400 sq ft, with five bedrooms complemented by an elegant sitting room, play room / snug, garage and parking.

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)

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.

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

- First sale since 2004
- Retaining some originality, charm and character
- Versatile and spacious with four floors of accommodation
- High ceilings and some original details
- Double aspect kitchen / breakfast room with fitted appliances including dishwasher, NEFF microwave, NEFF electric hob, NEFF oven and grill.



- Rear lobby with French doors to the garden
- Boot room and separate WC
- Spacious double aspect living room with gas fire
- Master bedroom suite enjoying a far-reaching view, fitted wardrobe, dressing room and en suite shower room
- Double aspect bedroom with fitted wardrobe and far-reaching view
- Third bedroom
- 4-piece family bathroom
- Two bedrooms (one with far-reaching views) within the attic conversion along with a small WC
- Basement with natural light arranged as a snug / playroom and spacious utility room

The Gardens, Garage and Parking

- Level area of lawn with side access to the parking area
- Sunny south-easterly aspect
- Well-enclosed and tiered with lawn and planted beds
- Patio area and garden shed
- Allocated and visitor parking
- Large single garage with power connected
- Well maintained communal areas including bricked paved driveway and courtyard bordered with attractive beds. Dedicated bin store area.

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Main House = 2441 sq ft / 226.7 sq m
 Total = 2773 sq ft / 257.6 sq m (includes garage)
 Limited Use Area(s) = 84 sq ft / 7.8 sq m

For identification only - Not to scale

Services, tenure and material information

Leasehold with share of Freehold (999 years from inception in 1999). Ownership of Freehold vested within Trewinnard Court Management Limited of which number five has a 1/8 share.

Annual charges commensurate with size of property with number five paying around £4,000 per annum (including building insurance, management fees, maintenance of communal areas, roof repairs, window cleaning and contribution to sinking fund). No ground rent as the Freehold is owned by the Leaseholders.

Attic conversion to create two bedrooms and a WC completed in 2005.

Council Tax: band G

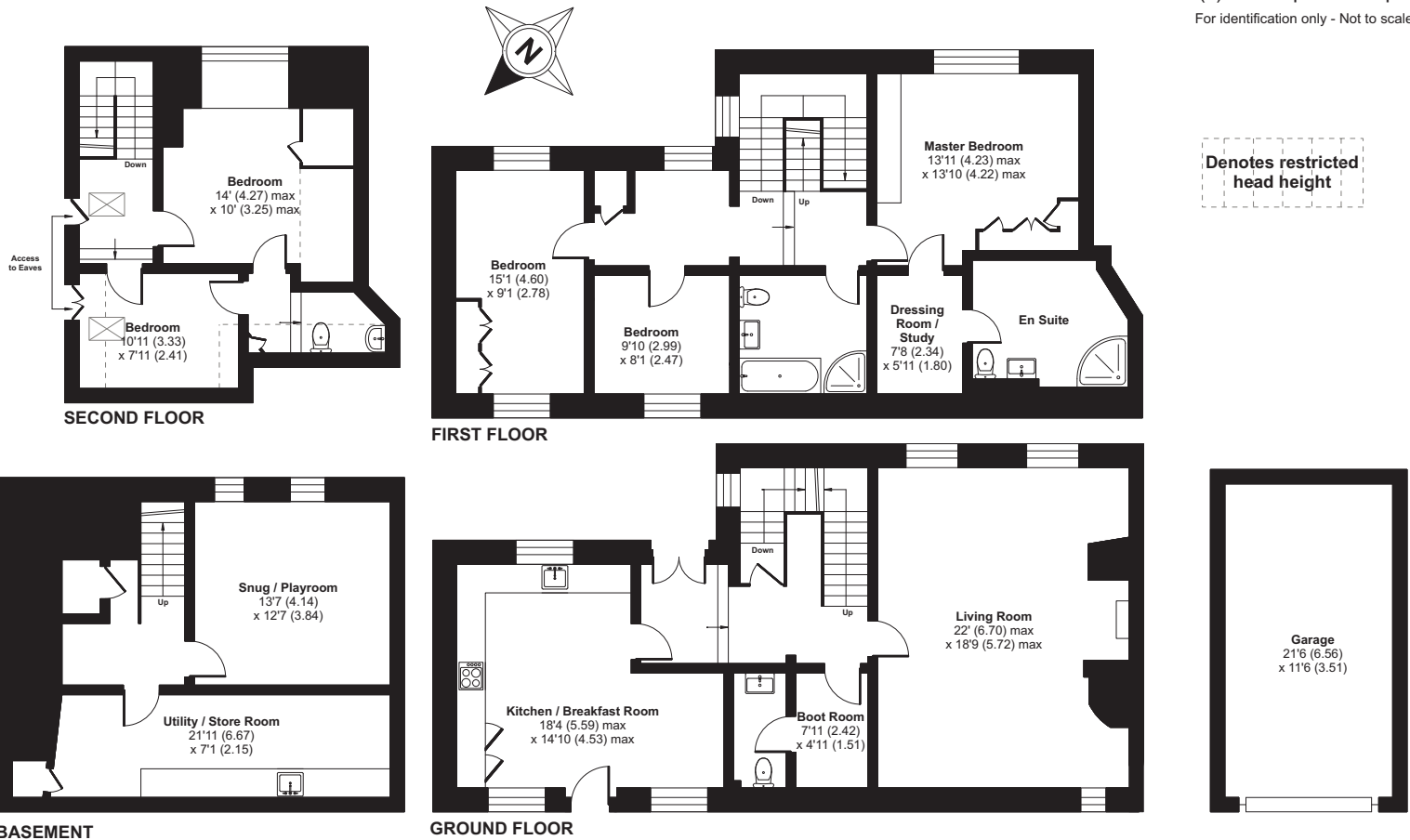
Mains electricity, water, drainage and gas. Gas central heating. Broadband: Full Fibre is available (source: <https://www.openreach.com/broadband-network/fibre-availability>)

What3Words /// unions.lion.sings

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Shore Partnership Limited. REF: 1220701

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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