



**Boscovva**

Kenwyn Road, Truro







## Boscovva, Kenwyn Road, Truro, TR1 3SY

*Substantial and imposing Edwardian townhouse with outstanding contemporary kitchen extension blending beautifully with retained period detailing, providing spacious high quality accommodation with up to six bedrooms and three reception rooms, complemented by a level and enclosed garden with parking for two cars.*

- Beautifully appointed Edwardian townhouse built in 1904 with 2019 extension
- Blend of high quality contemporary features and period detailing
- Substantial accommodation over three floors
- Up to six bedrooms, or five bedrooms plus study
- Entrance conservatory with original tessellated tiled floor
- Inner porch with parquet flooring
- Hallway with parquet flooring, ornate cornice and original architraves
- Superb sitting room with Jotul woodburner, large bay window, wooden panelling, ornate double cornice and high skirtings
- Living room with original fireplace surround, ornate cornice, high skirtings and wooden panelling
- Dining room with access to the kitchen, parquet flooring, ornate cornice, picture rails and original fireplace
- Sensational kitchen extension with zinc roof and double glazed sliding doors
- German Nolte kitchen with Miele appliances (including coffee machine, cooker, microwave, warming/slow cooker, dishwasher, fridge, freezer and induction hob with concealed extractor), Silestone Calacatta Gold worktops and splashbacks, Quooker tap, dimmable concealed lighting, Scandinavian engineered oak floor with underfloor heating and rain sensor Velux
- Walk-in pantry cupboard
- Walk-in wine / drinks store
- Utility / locker room
- Downstairs shower room (Villeroy & Boch)
- Ornate cornice in three principal first floor bedrooms
- High quality family bathroom (Villeroy & Boch) with free-standing bath and large shower
- Two bedrooms, study, shower room and walk-in loft space on top floor
- Replumbed in 2018
- Majority double glazed
- 3,162 sq ft

Truro (centre) – 700 yards; Idless Woods – 1.7; Boscawen Park – 1.7; Truro Golf Club – 1.6; Truro Lawn Tennis Club – 2; Feock – 5.7; St Agnes – 9.5; Falmouth – 11; Cornwall Airport (Newquay) – 19.5;

(All distances are approximate and in miles)



















### The location

The Kenwyn area is considered to be one of Truro's most desirable places in which to live. Within a short walk of the property are Truro's varied shops, cathedral, restaurants, museum, cinema and coffee shops. Truro Squash Club and skateboard park are at the bottom of the hill and there are many schools within easy reach. Kenwyn Church is a short walk away and Idless Woods are less than two miles distant where there are wonderful walks and cycle trails along with a popular open-air café. On the other side of Truro, Boscawen Park features tennis courts, children's play area, Truro Cricket Club and two cafes, before leading to Malpas where there is a popular riverside pub. Truro's Golf Club and Lawn Tennis Club are within two miles of the property.

### The gardens

- Level and enclosed rear garden with olive trees, stores and gated access to off road parking for two cars
- Full width porcelain patio terrace with two stores
- Side access
- Deep front garden with original wall and railings providing excellent privacy



### Tenure, services and general information

Freehold. Mains water, drainage and electricity. Gas fired central heating. Underfloor heating in the kitchen and first floor bathroom. Council Tax: F. Broadband: Superfast is available in the postcode.

### Shore recommendations

- Visit the Royal Cornwall Museum for a fascinating insight into Cornwall's heritage
- Head to Mannings, Bustophers and The Rising Sun for Truro's best food & drink
- Some of the country's best real ale is produced in Truro at Skinner's Brewery and served at The Old Ale House.
- The Cathedral holds superb concerts year-round and The Old Bakery Studios is now an established venue
- Visit Lemon Street Market for boutique shopping and great coffee
- Play tennis at the refurbished courts at Boscawen Park
- Enjoy dog walking and mountain biking at Idless Woods, Roundwood Quay and Trelissick
- Take the train to Falmouth, Penzance and London from Truro's mainline station







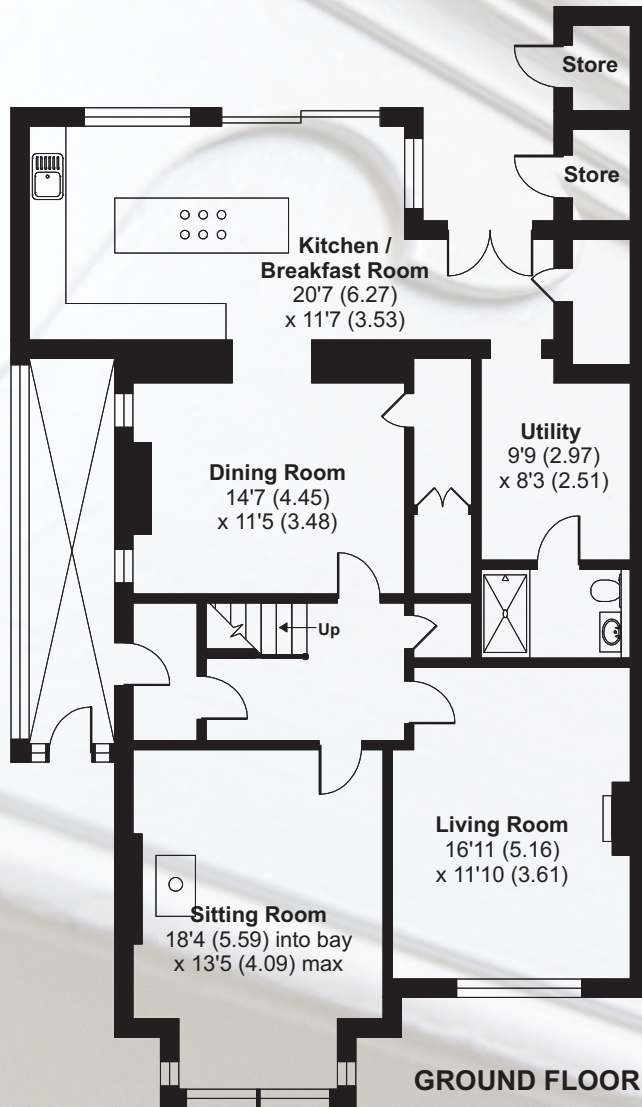




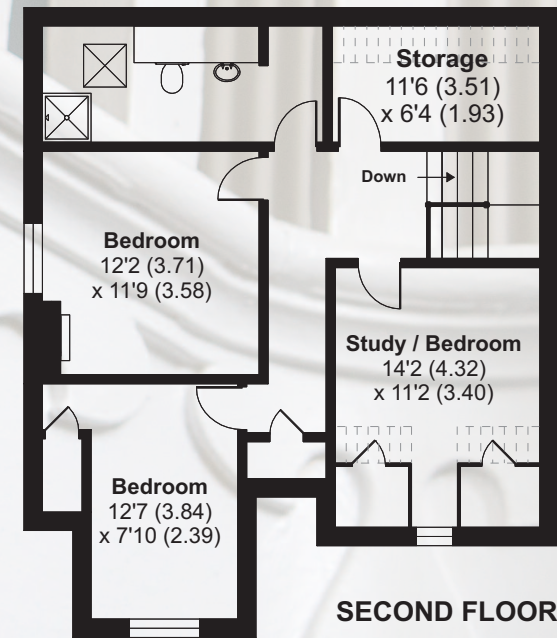
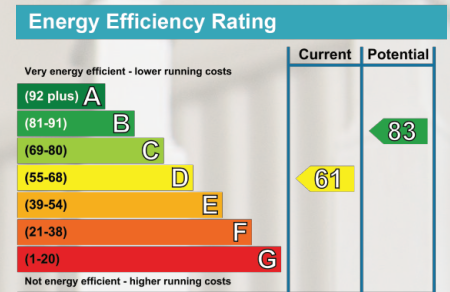
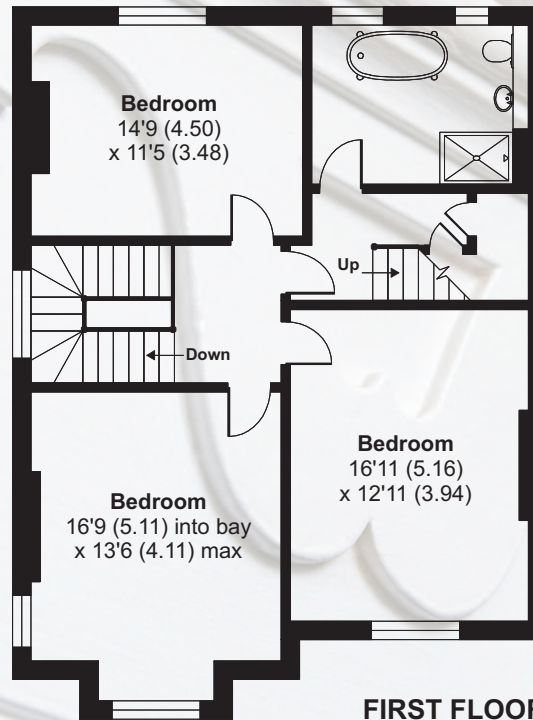
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APPROX. GROSS INTERNAL FLOOR AREA 3132 SQ FT 290.9 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & OUTBUILDINGS)

APPROX. GROSS INTERNAL FLOOR AREA 3162 SQ FT 293.7 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES OUTBUILDINGS)



Denotes restricted head height



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