



20 Belvedere

Truro



20 Belvedere, Truro, TR1 1UU

Located on the eastern fringe of Truro and enjoying a peaceful, traffic-free and semi-rural setting, this impeccably presented detached home provides classic, high quality and welcoming accommodation across three floors complemented perfectly by a well-tended and colourful garden, a far-reaching view and double garaging.

Distances

Waitrose & Great Cornish Food Store – 500 yards; Truro city centre – 1; Mainline railway station – 2; Boscawen Park & tennis courts – 2; St Clement – 2.5; Malpas – 3; Royal Cornwall Hospital (Treliske) – 4; Trelissick Garden, Feock (National Trust) – 6; A30 (Carland Cross) – 6; Perranporth – 10; Mylor Yacht Harbour – 11.5; Falmouth – 12; St Mawes – 17; Cornwall Airport (Newquay) – 8

(All distances are approximate and in miles)

The location and background

Belvedere was constructed by highly-regarded Rosemullion Homes in 2006/7 on farmland sold by the Duchy of Cornwall. The Duchy were closely involved in the scheme in order to guarantee an attractive and small development of high-quality homes with a blend of Georgian, Victorian and Art Deco-influenced architecture. The 25 houses were designed by award-winning architects Batterton Tyack (tyackarchitects.com) who successfully respected the site's contours and geography. Belvedere features curving terraces of houses approached via raised pavements and charming walkways. The design palate was mixed and varied in order to provide a characterful new development with communal open spaces.



Waitrose and the Great Cornish Food Store were subsequently built in 2016 providing great convenience, along with the Park & Ride connecting the east side of Truro with the city centre. 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.





The property

- Superb detached modern home, completed in 2006
- High quality and impeccably maintained
- Stone and slate façade with granite quoin detailing
- Traffic-free setting with far-reaching view and rural backdrop
- Attractive granite pillared entrance
- Elegant triple aspect living room featuring a marble and sandstone fireplace with gas fire, French doors and bay window to the south facing terrace and garden
- Formal dining room with French-style louvre doors to the kitchen
- High quality German kitchen (Nolte) including full range of integrated appliances by Miele (microwave combination oven, induction hob, oven with warming drawer, extractor, dishwasher, fridge and freezer. Quooker tap, silestone tops and French doors to the terrace and garden, perfect for breakfast
- WC / cloakroom
- Study with fitted shelving and charming garden outlook
- Double aspect master bedroom with a far-reaching outlook, two sets of fitted wardrobes and en suite shower room
- Guest bedroom with a view, fitted wardrobe and en suite shower room
- Double aspect bedroom with fitted wardrobe
- Fourth bedroom / study with far-reaching view and fitted wardrobe
- Family bathroom
- Lower ground floor hall with external access and internal door to garage
- Utility room
- Integral double garage with two up and over doors (one electrically operated), power and light

The garden

- Pretty, well-planted and immaculately tended garden featuring a wide variety of plants and trees including cherry, hawthorn, mahonia, camelia, hydrangea, roses and rhododendron
- Healthy lawns bordered by beds, traditional Cornish stone walling and timber fencing.
- Tree-lined 'buffer' with rural backdrop
- Patio terraces outside the kitchen and living room
- Enclosed with side gate leading to the raised front walkway terrace
- Residents' communal garden, laid to lawn with planted borders

Tenure, services and general information

Freehold. Mains electricity, water, drainage and gas. Gas central heating. Broadband: Superfast is available in the postcode. Council Tax band G.

What 3 Words ///policy.cope.aura

Directions

Heading in an easterly direction out of Truro along Tregolls Road, continue as far as the traffic lights at the junction with Newquay Road. Turn right into the lane and pass Julian Foye on your left. Continue into Belvedere and follow the road until the very end where number 20 is situated on the left, opposite the communal garden.

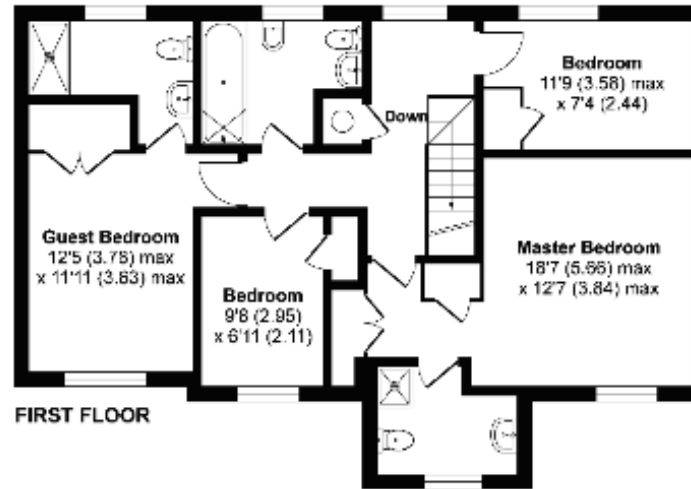




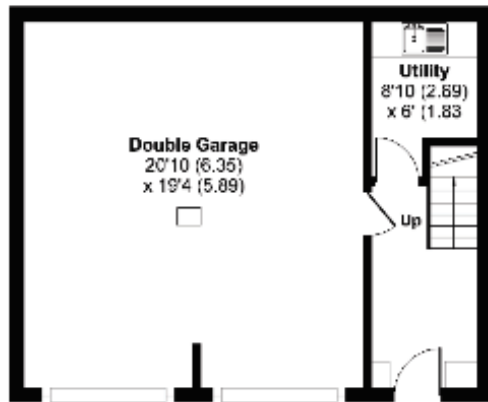
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Main House = 1740 sq ft / 162 sq m
Total = 2143 sq ft / 199 sq m (includes garage)

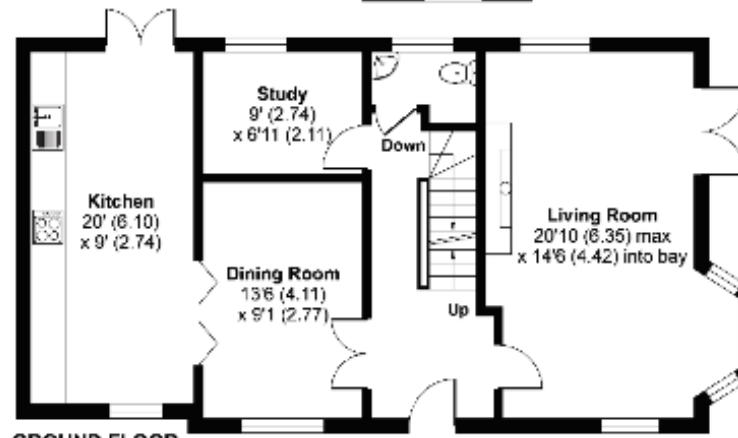
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FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichoom 2022. Produced for Shore Partnership Limited. REF: 636141

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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