



# Trewinnard Court

Kenwyn, Truro



# 1 Trewinnard Court, Kenwyn Church Road, Truro, TR1 3DR

Elegant and spacious Edwardian residence, redesigned and stunningly refurbished whilst retaining the original integrity, providing beautifully appointed accommodation over three floors located within one of Truro's most discrete and desirable areas.

## Distances

Truro city centre – 1; Boscawen Park & tennis courts – 2; Idless Woods – 2; Malpas – 3; Treliassick 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 with Kenwyn, arguably the city's leafiest and most desirable area, Trewinnard Court was originally built in 1911 as Truro Cathedral School. Converted into high quality homes in 1999, the development is considered to be one of Truro's finest and most historically important buildings. Number 1 is a magnificent, spacious and elegant townhouse, the largest within Trewinnard Court, enjoying a southwest facing garden and providing generous accommodation over three floors.

## 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

- Stunning, stylish and imaginative refurbishment
- Immaculately presented with superb attention to detail
- Light, versatile and spacious
- Retaining much character, charm and originality
- Country house style boot room / utility with bespoke fitted bench, cupboards and Belfast sink
- Central hallway leading to rear porch
- Beautiful open-plan kitchen / dining room with French doors to the terrace and gardens.
- Smallbone kitchen with central island with Terrazzo (Diespeaker & Co) tops. Everhot cooker, Miele appliances including two fridge freezers. Superb pantry cupboard, Quooker tap and Deckton worksurfaces. Porcelain wood effect tiled flooring with underfloor heating. Real flame gas fire with herringbone tiling and original picture rails.
- Elegant and colourful sitting room with recessed period cupboards
- Spacious master bedroom with built-in wardrobes and fully tiled en suite shower room
- Double aspect guest bedroom
- Third double bedroom
- Boutique shower room with twin basins
- Laundry room
- Third floor suite comprising two bedrooms and study
- Fully tiled bathroom



### The gardens

- Beautifully stocked and landscaped gardens
- Sunny southerly aspect
- Well-enclosed and level
- Large terrace accessed from the kitchen/dining room
- Insulated garden studio / gym
- Shed
- Allocated and visitor parking
- Private garage
- Well maintained communal areas including bricked paved driveway and courtyard bordered with attractive beds. Dedicated bin store area.

### Services, tenure and further information

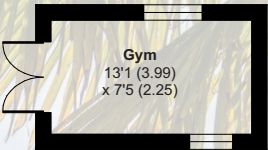
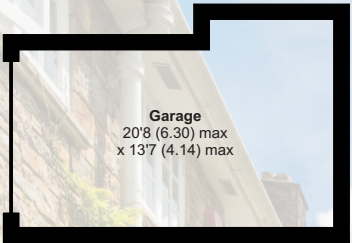
Leasehold (999 years from inception in 1999). Ownership of Freehold vested within Trewinnard Court Management Limited of which number one has a 1/8 share. Annual charges commensurate with size of property with number one paying around £4,000 per annum (including building insurance, management fees, maintenance of communal areas, roof repairs, window cleaning and contribution to sinking fund). Council Tax G. Number 2 has a right of way across part of the garden. Mains electricity, water, drainage and gas. Gas central heating (new boiler in 2021). Superfast Broadband is available in the postcode.

**What 3 Words** /// noted.nature.solar

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Main House = 2914 sq ft / 270.7 sq m  
Total = 3269 sq ft / 303.6 sq m (includes garage & outbuildings)  
Limited Use Area(s) = 92 sq ft / 8.5 sq m

For identification only - Not to scale

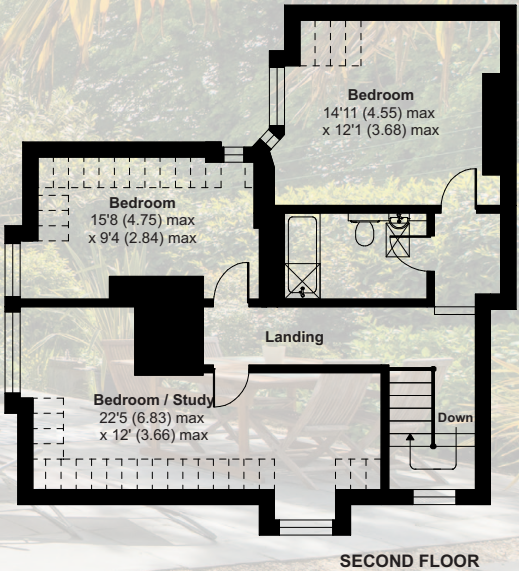
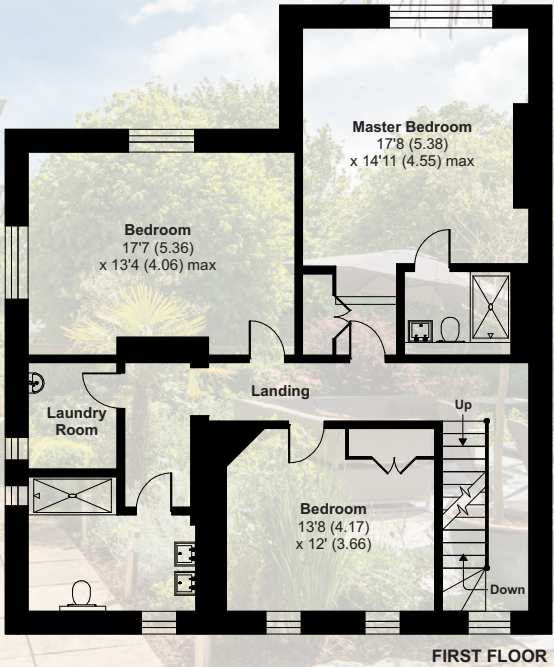
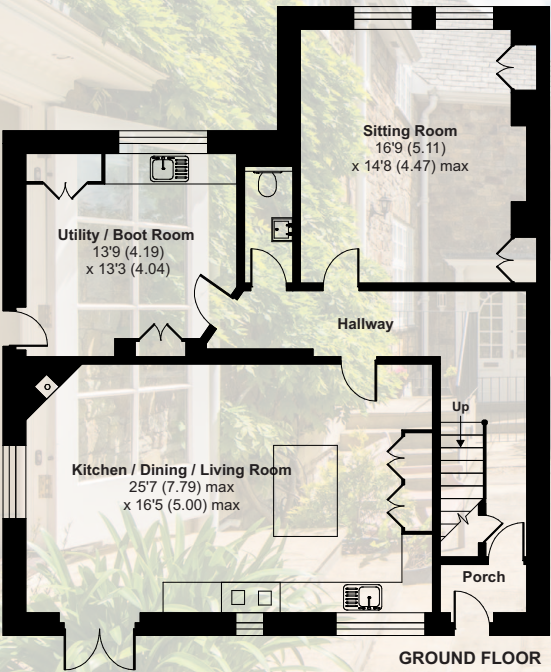


OUTBUILDING

Denotes restricted  
head height

## 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 and the entrance to number 1 is opposite.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Shore Partnership Limited. REF: 845287

**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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		



PROPERTY AGENTS

Where you live matters

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