



2 Melin Drive
Kenwyn, Truro



2 Melin Drive

Newmills Lane, Kenwyn, Truro, TR1 3FU

A superb contemporary family home, completed in 2020, occupying the largest of the plots within this select and highly desirable new development on the edge of Truro. Enjoying panoramic and far-reaching views towards the river and beyond, the interiors have been cleverly remodelled in order to create the perfect modern home, complemented beautifully by professionally created gardens and a heated pool.

Truro city centre – 1; Idless Woods – 1.8; Boscawen Park & tennis courts – 2; Royal Cornwall Hospital (Treliske) – 2; Truro College – 2; Malpas – 3; Trelissick Garden (National Trust) – 6; St Agnes – 8; Perranporth – 8.5; Mylor Yacht Harbour – 11.5; Falmouth – 12; St Mawes – 19.5; Cornwall Airport – 19.5

(All distances are approximate and in miles)



Location

Melin Drive, a new development of contemporary and energy efficient homes completed in 2020, is situated in an elevated position within this most highly regarded area of Truro and enjoying far-reaching panoramic views taking in the river, city of Truro and beyond to open countryside. Within walking distance of the property, the historic Kenwyn church and a designated quiet lane leading 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 iconic Cathedral. 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 is nearing the end of a multi-million pound refurbishment.

Sports enthusiasts are particularly well-catered for with two tennis clubs, squash club, rugby, football and cricket clubs within the city. Water sports 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

- Remodelled and dramatically improved, energy efficient modern home
- Panoramic, far-reaching views
- High quality with superb attention to detail
- Versatile with plenty of space for home-working, guests and entertaining
- Covered entrance leading to the double height hallway with superb natural light
- Double aspect and open plan living / dining / kitchen communicating perfectly with the garden
- The living room features a woodburner, bi fold doors to the garden, full width window and ornate timber screen delineating the dining area
- The kitchen, with its bi fold doors to the garden, is well equipped and high quality: oven (with slide & hide), microwave, warming drawer, dishwasher and hob, all by NEFF. Smeg extractor, Bosch fridge. Wine cooler. Quartz 'waterfall' tops, pull-out pantry cupboards
- Utility room with garden access
- Guest bedroom with fitted wardrobe, en suite shower room with motion sensor lighting and concealed sliding door
- Ground floor double bedroom / study
- WC / cloakroom
- Laundry room with NEFF fridge-freezer, large sink and shower tap
- Gym room with air conditioning
- First floor double aspect sitting room enjoying the panoramic views and featuring an electric Dimplex Opti-myst fire with surround, mezzanine library / reading area with separate study (galleried to the study below)
- Master bedroom enjoying the panoramic views; en suite shower room
- Bedroom 3 (with galleried study area above)
- Bedroom 4, imaginatively designed as a child's bedroom on three levels with hidden cabin bed, fitted wardrobe and extensive storage
- Family bathroom



The Gardens

- Professionally arranged garden with lawns to three sides
- South facing, well enclosed and dog-friendly
- Heated 8m counter-current swimming pool (1.5m deep) with remote controlled cover and surrounding terrace
- Raised beds planted with olive trees, lavender and agapanthus
- Dining terrace
- Pond with fountain
- External power and lighting
- Secure and lockable garden gate
- Integral garage with electric door, motion sensor lighting, workbench and shelving
- Resin-bound driveway parking for four cars

Tenure, services and general information

Freehold. Management company for the development with an annual contribution of £200. Council Tax G. Mains electricity, water, drainage and gas. Gas central heating.

Specification

10-year guarantee. Block and timber frame construction. Aluminium roof and windows. Daikin air conditioning (in gym and bedrooms). 'Heatmiser' intelligent heating system (app controlled). Underfloor heating throughout. Superfast (fibre) broadband and CAT-6 cabling. Air source heat exchange for the pool. Attractive combination of stone, cedar and render.

What 3 Words ///elite.buzz.emerge





Directions

Continue up Kenwyn Road into Kenwyn Hill. Continue as far as Newmills Lane, taking this left hand turn and proceeding a short distance before turning left into Melin Drive. The property is situated in the lower left hand corner.

Shore recommendations

- Visit the Royal Cornwall Museum for a fascinating insight into Cornwall's heritage
- Head to Mannings, The Longstore and The Rising Sun for Truro's best food & drink
- The cathedral holds superb concerts year-round and The Old Bakery Studios is now an established creative venue
- Visit Lemon Street Market for boutique shopping and great coffee
- Join one of the many sporting clubs within Truro
- Enjoy dog walking and mountain biking at Idless Woods, Roundwood Quay and Trellissick
- Take the train to Falmouth for a day out, visiting the National Maritime Museum, numerous galleries and a varied choice of eateries

Fixtures and fittings

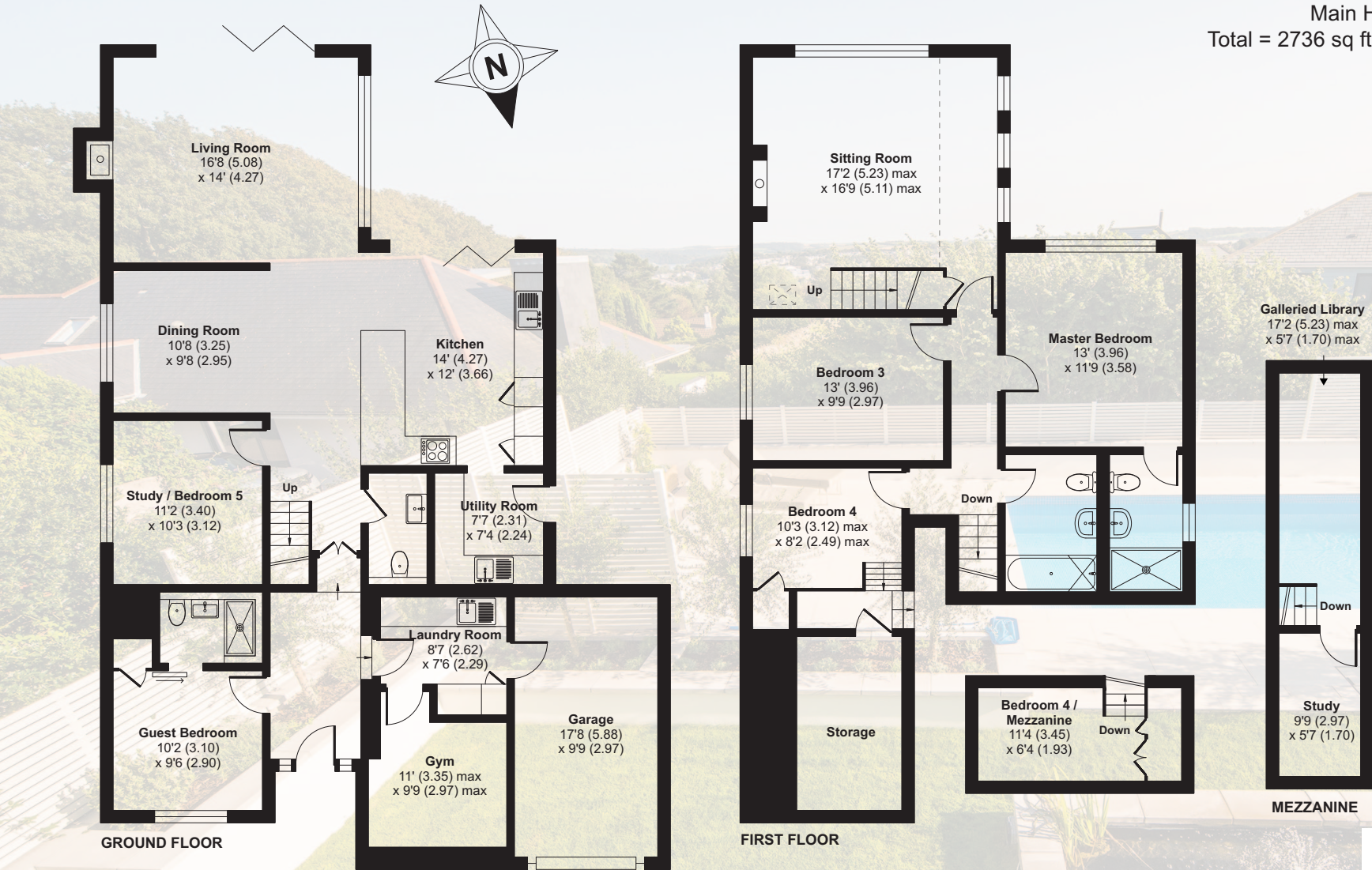
Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.





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Main House = 2564 sq ft / 238 sq m
Total = 2736 sq ft / 254 sq m (includes garage)
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2021. Produced for Shore Partnership Limited. REF: 750866

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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