



# 5 Kenwyn Gardens

Truro







## 5 Kenwyn Gardens, Kenwyn, Truro, TR1 3FY

Completed in 2018, this superb detached family home has been impeccably presented, adapted and improved by the current owners, complemented by professionally designed landscaped gardens and set within a select, sheltered and highly desirable new development within Kenwyn, arguably Truro's most desirable residential area.

### Distances

Truro city centre – 1; Idless Woods – 1.5; Boscawen Park & tennis courts – 2; Royal Cornwall Hospital (Treliske) – 2.5; Truro College – 3; Malpas – 3; Trelissick Garden (National Trust) – 6; St Agnes – 8.5; Perranporth – 9; Mylor Yacht Harbour – 11.5; Falmouth – 12; St Mawes – 19; Cornwall Airport (Newquay) – 18.2  
(All distances are approximate and in miles)

### The location

Kenwyn Gardens, a new development on a private road completed in 2018, is situated in a quiet yet highly convenient position within walking distance of the centre of Truro and neighbouring countryside – the perfect blend.

Adjoining the gardens of Epiphany House, a landmark house which was formerly the Bishop's Palace and the home of the Sisters of the Community of the Epiphany, whose gardens provide a tranquil yet peaceful setting backing onto number five's beautifully landscaped and professionally re-modelled garden.

Within walking distance of the property, a designated quiet lane 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 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 has recently opened following a major 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

- Superb detached modern home, completed in 2018
- Improved and adapted by the current owners
- High quality with superb attention to detail
- Open plan living
- Residue of 10-year building warranty
- Double height hall with galleried landing and superb natural light
- Living room featuring a Gazco contemporary gas stove and two sets of French doors to the landscaped terraced garden. Open plan to the kitchen.
- Well-appointed kitchen with part vaulted area leading out to the garden. Corian tops with moulded sink and breakfast bar. Integrated appliances: Miele oven and warming draw, full height Miele larder fridge, AEG five ring induction hob, slimline extractor, plumbing and space for dishwasher.
- Separate dining room
- Utility room with Belfast sink and timber tops.
- Ground floor WC / cloakroom
- Galleried first floor landing
- Spacious master bedroom enjoying the views over the garden with en suite shower room
- Three further bedrooms, one currently fitted with a range of high-quality wardrobes to create a large dressing room
- Family bathroom
- Fitted plantation shutters in most rooms

### The garden

- Professionally designed and landscaped rear garden
- Beautifully stocked borders with a magnificent array of flowering shrubs and plants – full planting scheme available on request
- Lower terrace with water feature
- Raised terrace with bespoke steel and iroka pergola
- External power, lighting and concealed irrigation system
- Side path, gate and useful storage area
- Integral ½ garage with electric roller door connecting to utility
- Brick paved driveway parking for 2-3 cars

### Tenure, services and general information

Freehold. Management company for the development (private road) with an annual contribution of around £600. Council Tax F. Mains electricity, water, drainage and gas. Gas central heating – underfloor heating downstairs and radiators to first floor.

What 3 Words ///gained.rush.reds





## 5 Kenwyn Gardens, Truro, TR1 3FY

Main House = 1722 sq ft / 160 sq m  
Total = 1799 sq ft / 167 sq m (includes store & excludes void)

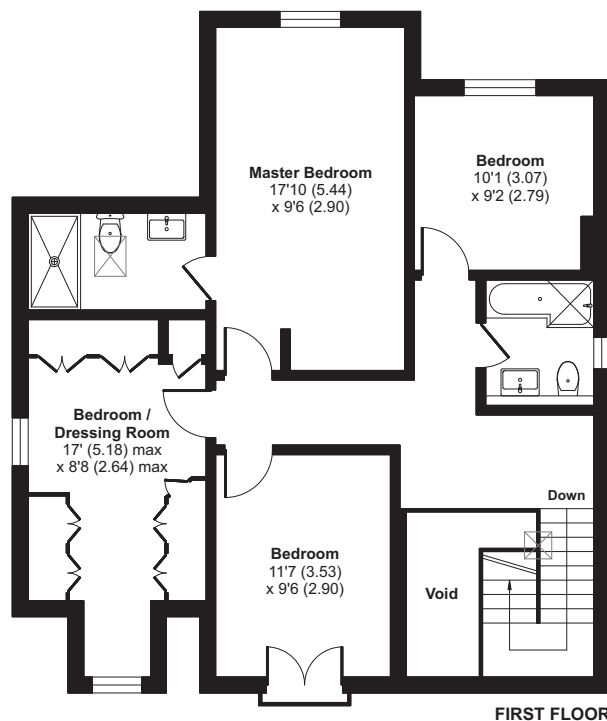
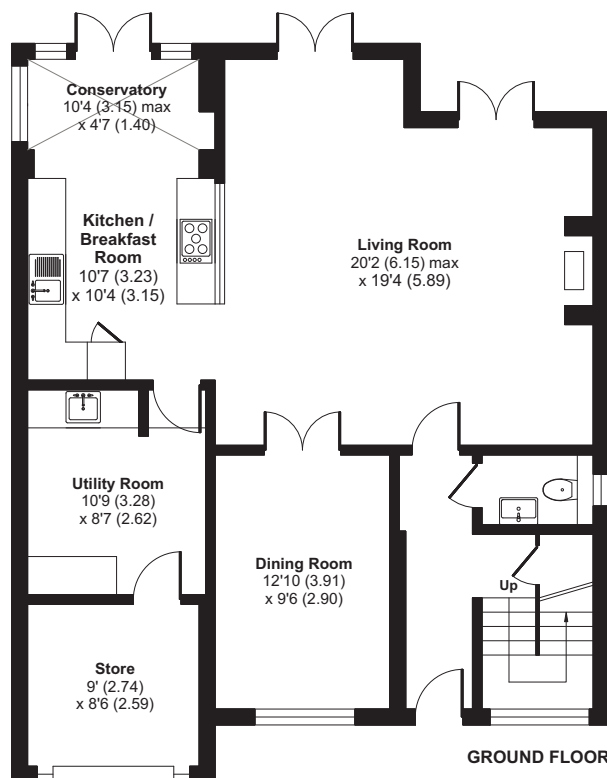
For identification only - Not to scale

### Directions

Heading out of Truro on the B2384, continue up Kenwyn Road and turn right into Higher Trehaverne. Continue past St Mary's School and up the hill. Just after Chainwalk Drive, turn left signposted Epiphany House and Kenwyn Gardens is located on the left.

### 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.



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



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021.  
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