



# Tremorvah Barton

Truro





## The Location

Tremorvah Barton enjoys a no-through road position on Truro's eastern side, offering easy access to the city centre while retaining a peaceful residential setting. This excellent home falls within walking distance of both Archbishop Benson, Penair and Truro School— well suited to families with children. The acclaimed Rising Sun pub adds to the neighbourhood's community spirit, and the nearby Waitrose / Great Cornish Food Store provides convenient, high-quality local shopping.

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.

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.

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.

With countryside walks, golf, creeks, rivers, surfing and sailing all within striking distance of Truro, this really is the perfect place from which to enjoy a healthy, active and happy life.





## 7 Tremorvah Barton, Truro TR1 1NN

Remodelled and extended to a high standard, this impressive detached home offers flexible, modern living ideal for growing families. Set within mature and private gardens on the eastern edge of Truro, it blends generous space with everyday comfort in a peaceful yet convenient setting. Located within the sought-after Penair and Archbishop Benson school catchments, it's perfectly placed for easy family routines, while its versatile layout provides room to work, relax, and entertain in style.

### The property

- Available for the first time since 1993
- Remodelled and refurbished family home
- Highly private situation
- Generous and versatile accommodation
- Private and mature landscaped gardens of 0.3 acres
- Set at the head of quiet residential road and enjoying traffic-free position
- Well-presented and appointed throughout
- Walking distance of Truro centre, Waitrose, private and state schools
- Light and welcoming entrance hall /boot room with WC and access to the double garage
- Superb triple aspect open-plan kitchen / dining room with two sets of bi-fold doors to the gardens. Full range of NEFF appliances including full height fridge and separate freezer, pull-out draw fridge, combi microwave, steam oven, conventional oven and deep warming draw, dishwasher and 5-ring gas hob. Extensive range of units including a pantry cupboard, granite tops and central Island with breakfast bar.
- Sitting room with Morso woodburner
- Double aspect snug
- Two ground floor double bedrooms
- Well-appointed family bathroom with 4-piece suite
- Particularly spacious, galleried first floor landing arranged in two distinct areas and currently used as a study and reading area
- Wonderfully spacious and double aspect master bedroom with en suite shower room
- Triple aspect 18ft bedroom
- Additional bedroom / study
- Extensive range of storage cupboards within the landing, master bedroom and bedroom / study including several eaves cupboards















### The gardens, double garage and driveway

- Private plantsman's gardens featuring many mature trees, flowering shrubs and well stocked borders including monkey puzzle, weeping birch, camelias and hydrangeas
- Sitting out terrace accessed from the kitchen / dining room with an additional raised timber terrace with power and external WiFi
- Two modern timber sheds and wood store
- Integral double garage with two electric roller doors, windows to rear and side gardens, and worktops and space/plumbing for a washing machine and tumble drier
- Gated driveway providing ample parking
- Side gate providing pedestrian access to Tregolls Road

### Tenure, services and material information

Freehold. Mains electricity, water, drainage and gas. Gas fired central heating.

Broadband: Full Fibre is available (source: <https://www.openreach.com/fibre-checker/my-products>)

Council Tax: band E

### What 3 Words

///grass.poppy.area





Distances

The Rising Sun (award-winning pub) – 525 yards (on foot);  
Archbishop Benson School – 700 yards (on foot);  
Truro Cathedral - 0.7; Penair School – 0.8 (on foot);  
Truro School - 0.8; Boscawan Park - 1.3; Malpas- 2.5;  
Truro Golf Club – 3; Truro College – 4  
Loe Beach (watersports centre) – 5.9; Perranporth -10;  
Falmouth – 11.5; Cornwall Airport - 18.4  
(All distances are approximate and in miles)

Directions

From Trafalgar Roundabout, travel up Tregolls Road (towards Waitrose). At the second set of traffic lights, turn left into Trevithick Road and then first left into Tremorvah Barton. The property is located at the head of the road via the driveway on the right.

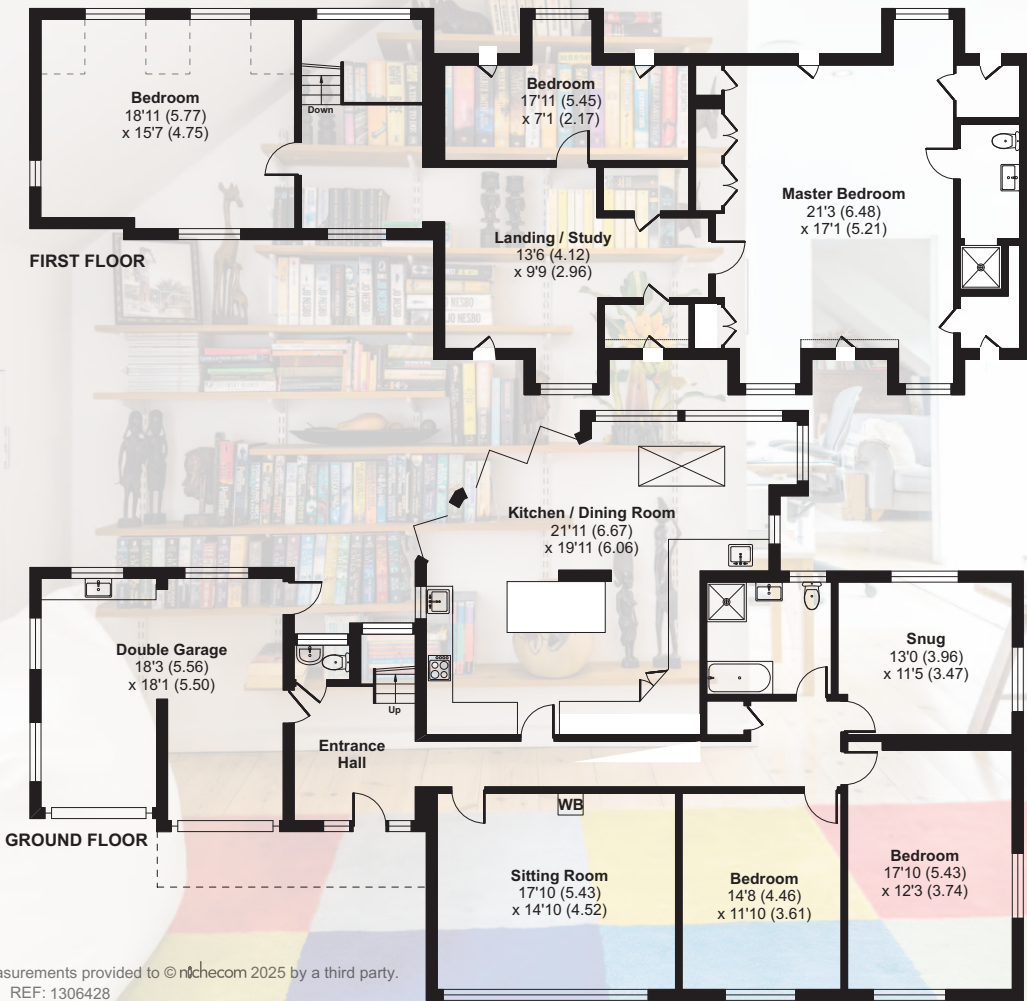
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



7 Tremorvah Barton, Truro, TR1 1NN

Main House = 2694 sq ft / 250.2 sq m  
Total = 3020.37 sq ft / 280.6 sq m (includes garage)  
Limited Use Area(s) = 44.57 sq ft / 4.14 sq m

For identification only - Not to scale



**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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## WHERE YOU LIVE MATTERS

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