



1 Trewinnard Court

Truro







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

This elegant and beautifully reimagined Edwardian townhouse forms the largest part of the historic Trewinnard Court, offering almost 3,000 sq ft of refined and versatile accommodation over three floors, with up to six bedrooms, a superb kitchen/dining/living space, landscaped southwest-facing gardens, a private garage and garden studio/workshop, all positioned within one of Truro's most desirable leafy settings just a mile from the city centre.

Distances

Truro city centre – 1; Boscawen Park & tennis courts – 2; Idless Woods – 2; Malpas – 3; Treliisick 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 within 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.

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 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.

The Property

- Stylish and well-proportioned townhouse originally built in 1911
- Light, versatile and spacious
- Retaining much character, charm and originality
- Entrance reception room with bespoke cabinetry, sink and shoes cupboard
- 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 (Diespeker & Co) top. Everhot cooker with both hot plate and induction hob. Miele appliances including two fridge freezers, pantry cupboard, Quooker tap and Dekton tops. Porcelain wood-effect tiled flooring with underfloor heating. Real flame gas fire with herringbone tiling and original picture rails.
- Elegant sitting room / snug with recessed period cupboards and picture rails
- Spacious master bedroom with fitted 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, study and bathroom

The Gardens

- Beautifully stocked, level and landscaped gardens
- Sunny southwest-facing aspect
- Large terrace accessed from the kitchen/dining room
- Fully insulated workshop / studio
- Garden shed with power connected
- Large private garage
- Allocated parking space and two visitor spaces
- EV charger
- Well-maintained communal areas including bricked paved driveway and courtyard bordered with attractive beds. Dedicated bin store area.

Tenure, services and material information

Leasehold with Share of Freehold (999 years from inception in 1999). Ownership of the Freehold is vested within the property owners (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 £7,500 per annum (including building insurance, management, external paintwork, maintenance of communal areas, roof repairs, window cleaning and contribution to sinking fund). Ground rent: £0

New resin flat roof in 2023

Council Tax: band G

Services: Mains electricity, water, drainage and gas.

Gas central heating (new boiler in 2021).

Broadband: Full Fibre (source: www.openreach.com/fibre-checker/my-products)

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.

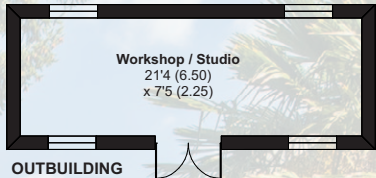
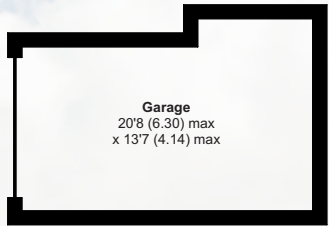
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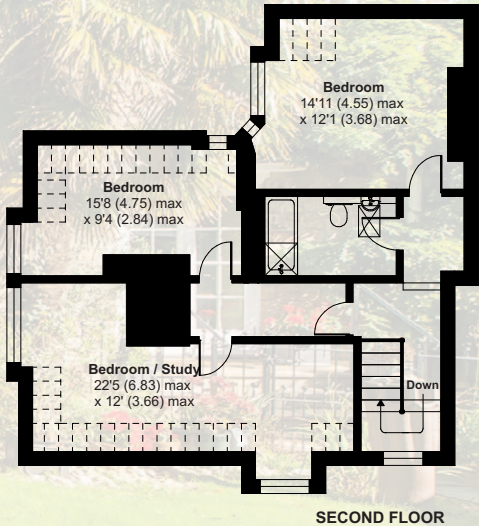
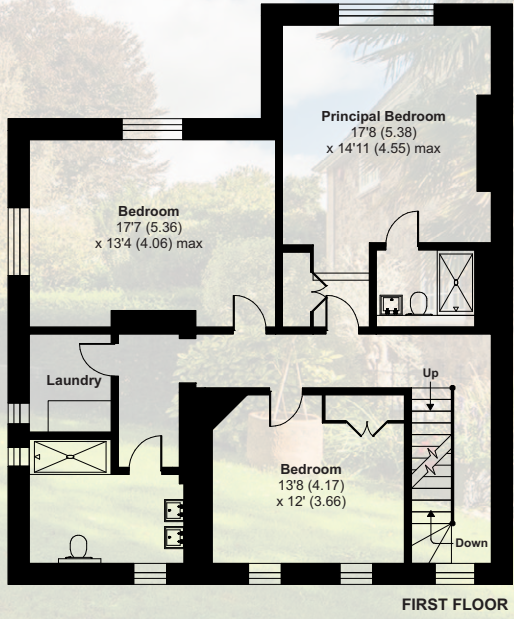
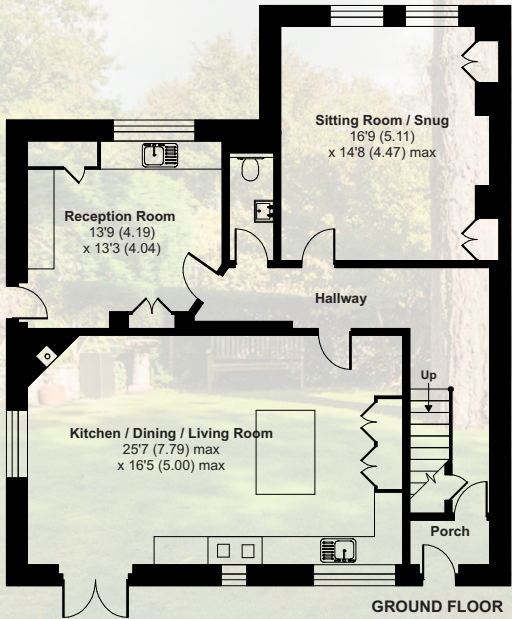


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Main House = 2914 sq ft / 270.7 sq m
Total = 3319 sq ft / 308.3 sq m (includes garage & outbuildings)
Limited Use Area(s) = 92 sq ft / 8.5 sq m
For identification only - Not to scale



Denotes restricted head height



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		



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