

FOR SALE

Offers In Excess Of - £1,000,000 Freehold



Estate Agents

Lewis Haughton

Rashleigh House, Rashleigh Vale, Truro, Cornwall. TR1 1TJ

ABOUT THE PROPERTY

Lewis Haughton is extremely excited to market this exceptional detached executive residence tucked away in a private, non-estate location just minutes from the city centre, bus routes and local schooling. Surrounded by mature plants, trees and shrubs sits Rashleigh House which is tastefully designed and built approximately 40 years ago by a well-respected property developer.

Internally the property offers immaculately presented spacious and versatile living accommodation with four double bedrooms complimented by an ensuite bathroom to the master bedroom, a family bathroom as well as a downstairs cloakroom. A stunning entrance reception finished in American Cherry Hardwood provides access to the living room with conservatory off, study/bedroom five and the spacious open plan kitchen, breakfast and dining room. Concluding the ground floor is a rear hallway with access to the gardens, utility room with internal door to the double garage. A wonderful Cherry Hardwood staircase with glass panelling leads to the galleried landing where four double bedrooms are served by a family bathroom. The master bedroom benefits from an ensuite bathroom and high quality built in wardrobes with matching drawers. Built-in wardrobes are also found in bedrooms two and three. Finally, a second staircase rises from the rear hallway to a superb 28ft x 26ft games & cinema room. This part of the property could quite easily be utilised as a separate letting unit, self-contained annexe or just for further bedrooms/living accommodation, if required.

Outside, to the front is private driveway parking for a number of vehicles as well as a double garage. Access is enjoyed around the entire house to the main gardens located to the south side maximising the daily sunshine. A recently fitted composite decked sun terrace is found to the rear accessed directly off the kitchen/dining room which overlooks the gardens & wooded views beyond.

LOCATION

The city of Truro is the retail and commercial centre of Cornwall, with the famous Cathedral lying at its heart. The city offers a unique mix of independent shops and multiples as well as an excellent collection of art galleries, bars, restaurants, night clubs, cinema, The Hall for Cornwall and the Royal Cornwall Museum. The city is steeped in history and features many wonderful Georgian terraced streets which are rivalled only in the west by Bath. There are also a number of fine municipal gardens including Boscawen Park and Victoria Gardens, which have in the past won many awards in the Britain In Bloom competition. The city also lies at the centre of the Cornish transport network and has a mainline station to London Paddington.

FEATURES

- Mature non-estate city centre position
- Four double bedrooms plus study
- Double garage & driveway parking
- Presented to exceptional standard
- Master bedroom ensuite
- 28ft x 26ft games & cinema room
- Stunning kitchen/breakfast room
- Large gardens & decked sun terrace
- COUNCIL TAX BAND - G
- EPC - C



ROOM DESCRIPTIONS

FRONT APPROACH

Composite front door to:

ENTRANCE RECEPTION

Finished in American Cherry Hardwood flooring with feature stone wall. Oak door to dining room. Stunning hardwood staircase with glass panelling complemented with polished chrome. Steps rise to an inner hallway again finished in American Cherry Hardwood with radiator cupboard housing hot water cylinder and oak doors to bedroom five/office and kitchen/breakfast room.

LIVING ROOM

27' 1" x 13' 11" (8.26m x 4.24m) Spacious light and airy room with dual aspect double glazed windows. Two radiators. Recessed gas fire with slate hearth and surround. Double glazed sliding doors to conservatory.

CONSERVATORY

16' 4" x 10' 2" (4.98m x 3.10m) Superb Victorian-style conservatory with multiple double glazed windows with pitch glass ceiling with inset spotlights. French doors open to side gardens.

BEDROOM FIVE/OFFICE

10' 0" x 10' 0" (3.05m x 3.05m) Double glazed window to rear aspect. Radiator. High-quality built-in office furniture to include a corner desk complemented by a number of built-in cupboards and drawers.

OPEN PLAN KITCHEN/BREAKFAST ROOM

23' 9" x 12' 6" (7.24m x 3.81m)

KITCHEN AREA

Superb modern fitted kitchen with a number of soft-close and built-in wall and base units with under cabinet lighting and inset spotlights to plinths all accompanied by granite worktops. Inset Siemens oven and microwave/combi over. Pull-out pantry. Built-in dishwasher with space for large American-style fridge freezer. Inset hob with extractor hood above. Inset butler-style sink with mixer tap, drainer and waste disposal. Attractive brick archway leading through to:

BREAKFAST ROOM

Double glazed window to rear aspect. Double glazed door leading to front driveway. Radiator. Inset spotlights. Door to rear hallway.

DINING ROOM

14' 0" x 13' 4" (4.27m x 4.06m) This spacious dining room is also open plan to the kitchen benefiting from double glazed French doors to a recently fitted composite decked sun terrace. Inset spotlights and speaker system to ceiling. Engineered oak flooring. Wall mounted vertical radiator.

REAR HALLWAY

Double glazed door to rear garden. Tiled flooring. Staircase rising to games room. Door to downstairs cloakroom and utility room.

CLOAKROOM

Double glazed window to side aspect. Door leading to understairs storage cupboard. Circular wash hand basin in vanity unit. Low-level WC. Radiator.



UTILITY ROOM

13' 7" x 7' 11" (4.14m x 2.41m) Double glazed window to side aspect. Range of built-in wall and base units with undercabinet lighting, inset stainless steel sink unit and space for water machine and tumble dryer. Tiled flooring. Radiator. Space for additional fridge with further built-in cupboards. Internal door leading to double garage.

GAMES ROOM/SECOND LOUNGE

26' 8" x 23' 3" (8.13m x 7.09m) Superb spacious room with double glazed windows to front and rear aspect with architectural design triangular cut feature window. Loft hatch. LED spotlights. Two radiators.

LANDING

Spacious light and airy landing with American Cherry Hardwood balustrade with glass panelling. LED spotlights. Four feature floor-to-ceiling viewing windows to front aspect. Radiator. Cupboard housing boiler. LED spotlights. Oak doors to:

BEDROOM ONE

14' 6" x 11' 9" (4.42m x 3.58m) to face of wardrobe. Galleried entrance. Double glazed window to front aspect with deep sill below. Extensive run of high quality built-in wardrobes. Radiator. Door to:

ENSUITE BATHROOM

12' 2" x 6' 9" (3.71m x 2.06m) Double glazed window to side aspect. Low-level WC. Jacuzzi corner bath with waterfall tap with shelf above. Wash hand basin in large vanity unit. Heated chrome towel rail. Walk in wet-style shower with drench shower plus detachable shower hose. Wall mounted controls. Mosaic tiled floor and walls. Wall mounted cupboards and mirror. Electric underfloor heating.

BEDROOM TWO

14' 0" (to face of wardrobe) x 10' 10" (4.27m x 3.30m) Double glazed window to rear aspect. Radiator. Built-in bedroom furniture to include a number of wardrobes with matching drawers and bedside cabinet.

FAMILY BATHROOM

Double glazed window to rear aspect. Tiled floor and walls. Walk-in shower cubicle. Pedestal wash hand basin. Low-level WC. Corner bath. Heated chrome towel rail and LED spotlights.

BEDROOM THREE

13' 8" (to face of wardrobe) x 10' 8" (4.17m x 3.25m) Double glazed window to front aspect. Radiator. Three built-in double wardrobes with matching drawers and bedside cabinet.

BEDROOM FOUR

12' 8" x 10' 1" (3.86m x 3.07m) Double glazed window to rear aspect. Radiator.

EXTERIOR

To the front of the property there is a driveway with parking for a number of vehicles sweeping around to the front of the property and the:



ATTACHED DOUBLE GARAGE

19' 9" x 18' 5" (6.02m x 5.61m) Electric sectional remote-controlled up and over door. Light and power. Built-in workbenches and storage. Three double glazed windows to one wall. Internal door leading to utility room (as previously mentioned).

Footpaths are enjoyed around the entire property with a number of enclosed gardens and patio areas housing a wooden garden shed. To the rear of the property there is a recently constructed raised composite decked sun terrace with electric power points and light as well as an electric operated awning measuring 4' 0" x 3' 0" (1.22m x 0.91m)

The principal gardens are located to the side of the property benefiting from a south westerly aspect maximising the daily sunshine. The gardens are enclosed by a mixture of mature plants, trees and shrubs with woodlands beyond.

AGENTS NOTE

SERVICES: The following services are available at the property however we have not verified connection, mains electricity, mains gas, mains metered water, mains drainage, broadband/telephone subject to tariffs and regulations.

DISCLAIMER: These particulars are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. All statements in these particulars are made without responsibility on the part of LHW. No statement in these particulars is to be relied upon as a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely on actual inspection. No assumption should be made in respect of parts of the property not shown in photographs. Any areas, measurements or distances are only approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part any contract or warranty and do not constitute any representation by the Vendor or by its Agent. No warranty is given either expressly or implied and all interested parties should not rely on the information contained herein.

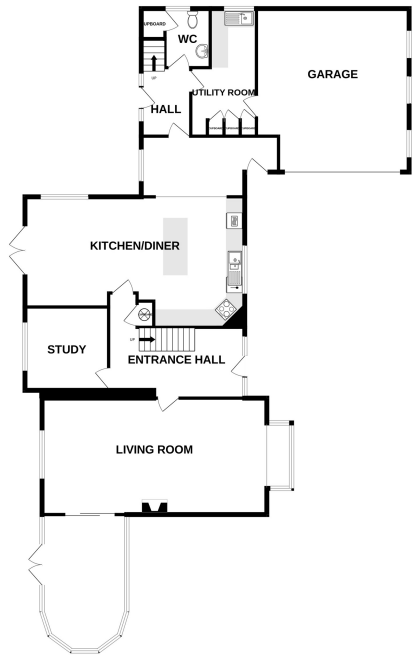




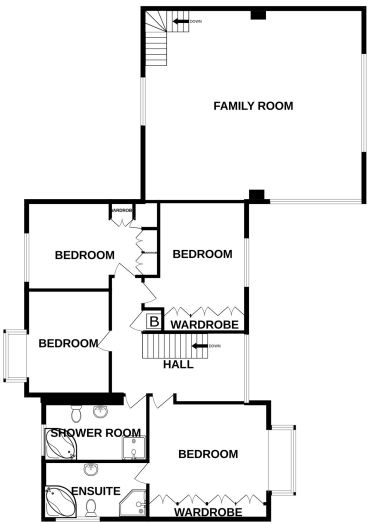


FLOORPLAN

GROUND FLOOR
1857 sq.ft. (172.5 sq.m.) approx.



1ST FLOOR
1669 sq.ft. (155.1 sq.m.) approx.



TOTAL FLOOR AREA: 3526 sq.ft. (327.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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