

FOR SALE

Offers in Region of £700,000 Freehold



Estate Agents

Lewis Haughton

Tor Veian, Kenwyn Road, Truro,
Cornwall. TR1 3SY

ABOUT THE PROPERTY

Offered for sale for the first time in 20 years!

Located in Kenwyn Road, one of Truro's most sought after locations just a short walk to the City Centre is this beautiful Semi-Detached Victorian townhouse finished in attractive Cathedral Stone boasting much charm and many character features which includes; high skirtings, picture rails, cornicing, ceiling roses, arched sash windows with fitted shutters to name a few.

The property certainly has kerb appeal with its striking looks, iron gate and railings, lawned garden and brick pathways and seating areas which lead to the attractive main entrance door to the property. Internally, you are greeted by charm and many character features throughout with spacious living accommodation spread over three floors. GROUND FLOOR; Kitchen and breakfast room, separate dining room, principle living room (in recent years has been adapted to provide a large bedroom with ensuite facilities) FIRST FLOOR; Spacious landing. Three bedrooms (Two have ensuite facilities) and family bathroom. SECOND FLOOR; Two further bedrooms both with ensuite facilities. There is also a further attic space/room which could provide a number of uses such as an office or overflow unofficial bedroom depending in personal requirements.

Outside, as already mentioned, there is a lawned garden to the front whilst to the rear is a private gated entrance next to the double garage. This leads into the generous courtyard parking zone, where you will find a superb Triple Car Port and parking with additional parking if required, directly outside the garage. The garage is of cavity block construction finished in attractive stone under a pitched slate roof and has potential for conversion subject to the necessary planning permissions. A private fenced and gated courtyard garden provides access to the rear of the property and also the front garden.

FEATURES

- Attractive Period Victorian Townhouse
- Five/Six bedrooms
- Five Ensuite plus bathroom
- Detached DOUBLE GARAGE and PARKING
- TRIPLE CAR PORT
- Front lawned garden and enclosed courtyards
- Walking distance to CITY CENTRE
- Many ORIGINAL FEATURES
- Council tax E
- EPC - E



ROOM DESCRIPTIONS

FRONT APPROACH

Large attractive solid oak door to:

GROUND FLOOR

ENTRANCE VESTIBULE

Mosaic tiled floor original stained glass door to:

INNER HALLWAY

Attractive tiled floor. Stairs to first floor with storage under. Striking features to include wooden archways. Cornicing and high skirtings. Doors to:

PRINCIPLE LIVING ROOM

16' 8" x 12' 7" (5.08m x 3.84m) Spacious reception room with large bay window with original sash windows. High skirtings. Picture rail. Cornicing and ceiling rose. This room has recently been altered to provide a sixth bedroom with ensuite facilities.

ENSUITE

Sash window to front. Wash hand basin. Low level WC. Large walk-in double shower.

DINING ROOM

13' 6" x 12' 2" (4.11m x 3.71m) Sash windows. French doors accessing rear courtyard garden. High skirtings. Cornicing and ceiling rose. Gas fire with marble and tiled surrounds with granite hearth.

KITCHEN BREAKFAST ROOM

31' 7" x 11' 0" (9.63m x 3.35m) (maximum measurements)

KITCHEN AREA

15' 8" x 10' 9" (4.78m x 3.28m) Sash windows. Solid wood stable door. Built-in wall and base units with inset stainless steel sink unit. Tiled flooring. The Range cooker, dishwasher, washing machine and tumble drier area all included in the sale.

BREAKFAST ROOM

13' 7" x 11' 0" (4.14m x 3.35m) Sash window. Storage cupboard. Arched shelved recesses.

FIRST FLOOR

Split level landing. Cupboard housing pressured hot water cylinder. Doors to:

BEDROOM ONE

16' 7" x 12' 3" (5.05m x 3.73m) Spacious with walk-in bay window. Picture rail. Ceiling rose. Door to ensuite.

ENSUITE

Sash window. Pedestal wash hand basin. Low level WC. Walk-in shower cubicle.

BEDROOM TWO

13' 10" x 11' 5" (4.22m x 3.48m) ash windows. Picture rail. Cornicing and ceiling rose. Door to ensuite.

ENSUITE

Double glazed window. Low level WC. Wash hand basin. Walk-in shower cubicle.

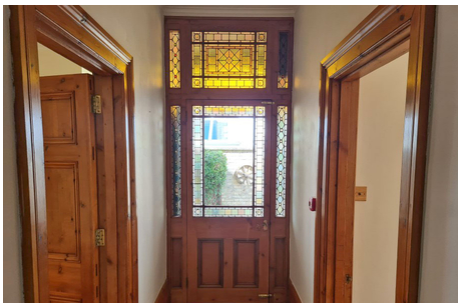
BEDROOM THREE

10' 11" x 7' 9" (3.33m x 2.36m) Sash window with pleasant, elevated countryside views

FAMILY BATHROOM

Sash window. Panelled bath with shower over. Low level WC. Pedestal wash hand basin. Shelved cupboard housing immersion tank.

SECOND FLOOR



ROOM DESCRIPTIONS

BEDROOM FOUR

14' 0" x 11' 0" (4.27m x 3.35m) Double glazed velux skylight with great elevated views. Original wooden arch sash window with fitted shutters. Exposed beams. Door to ensuite.

ENSUITE

Double glazed velux skylight. Low level WC. Pedestal wash hand basin. Walk-in shower cubicle.

BEDROOM FIVE

Original wooden arch sash window with fitted shutters. Exposed beams. Eaves storage. Door to ensuite.

ENSUITE

Walk-in shower cubicle. Pedestal wash hand basin. Low level WC.

ADDITIONAL LOFT ROOM

24' 8" x 5' 9" (7.52m x 1.75m) (restricted head height) This useful room could make a great office, snug or an additional un-official bedroom if required. Double glazed velux skylight. Built-in storage units. Exposed beams. Low level WC fitted. Radiator.

EXTERIOR

To the front of the property, as you pass through the attractive iron gate and railings there is a bricked pathway which leads to the property and gated side courtyard gardens. There is lawned gardens with bordering plants and shrubs with a private seating area with exterior lighting.

To the side there is an enclosed, walled courtyard garden providing access into the dining room and kitchen breakfast room, again, with exterior lighting and tap facilities. A gate then leads through to the rear of the property where you will find the car port.

To the rear there is a private gated entrance which leads into the main parking area for a number of cars where you will find a wonderful solid wood TRIPLE CAR PORT with a pitched tiled roof with a light connected. You also have a large cavity block built DETACHED DOUBLE GARAGE with light and power with a mezzanine floor – potential to convert, depending on the necessary planning permissions.

A gate leads into an enclosed, walled, courtyard garden, providing access into the dining room and kitchen breakfast room, again, with exterior lighting and tap facilities.

DOUBLE GARAGE

Cavity block built. Stone elevations and pitched tiled roof. Electric up and over door. Stable door to rear. Light and power connected. Mezzanine floor with double glazed velux windows in slate roof. Additional parking to the front of the garage, just off the access lane.

TRIPLE CAR PORT

24' 6" x 14' 4" (7.47m x 4.37m) Solid wood construction. Attractive pitched tiled roof with inset lighting connected.



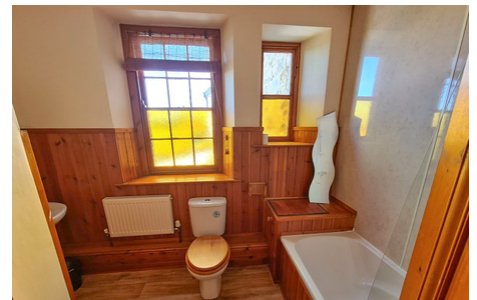
AGENT NOTES

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

NB: We have been advised by the vendor that the property was previously used as a successful B&B as well as an HMO.

DISCLAIMER

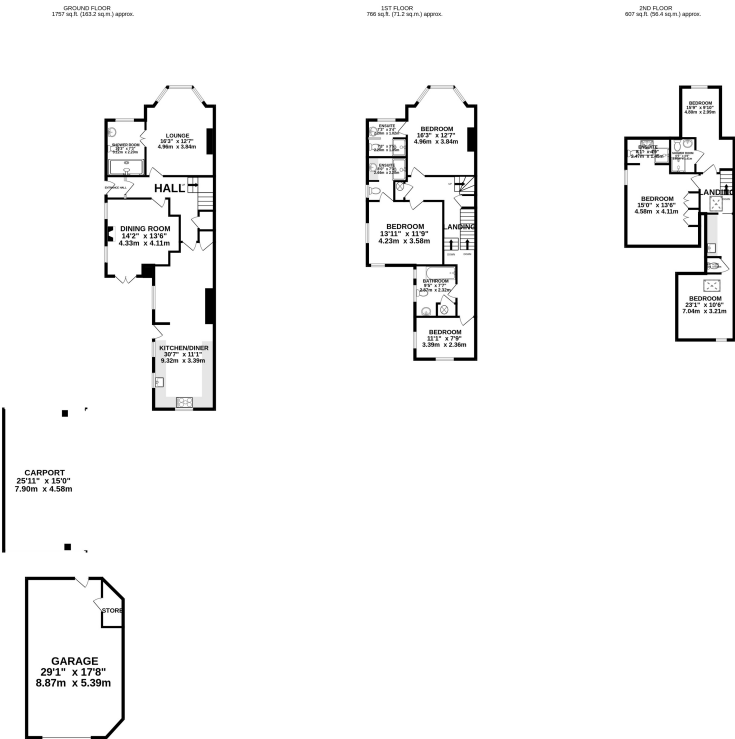
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FLOORPLAN



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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