

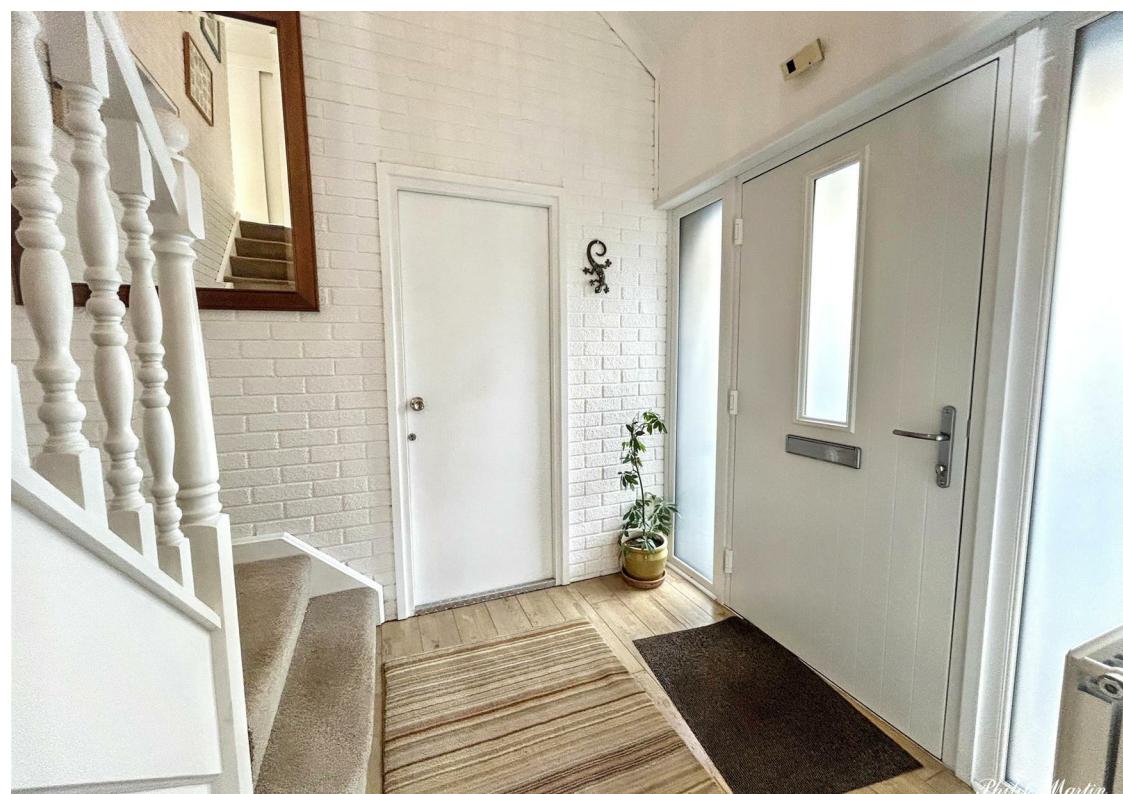


4 KNIGHTS HILL
KENWYN, TRURO,
CORNWALL TR1 3UY

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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4 KNIGHTS HILL, KENWYN TRURO CORNWALL TR1 3UY

DETACHED FAMILY HOUSE IN THE HIGHLY SOUGHT AFTER 'KENWYN'

An exceptionally spacious detached home offering four double bedrooms, set within a sought-after and tucked-away location in Kenwyn.

The property benefits from generous gardens, ample driveway parking, a double garage, gas central heating and double glazing, along with well-proportioned living and dining spaces and a fitted kitchen, large matching utility room, and useful boot room, ideal for family living.

GUIDE PRICE £695,000

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PHILIP MARTIN

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- (a) Whilst every care has been taken in preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
- (b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

THE PROPERTY

An exceptionally spacious detached residence offering four double bedrooms, set within a highly desirable Kenwyn location. The property benefits from generous gardens, ample driveway parking and a double garage, along with gas central heating and double glazing throughout.

Tucked away just off Knights Hill in Kenwyn, the property forms part of a small and exclusive enclave of detached homes, accessed via an initially shared driveway from a quiet, leafy lane leading towards Kenwyn Church. The front garden is laid predominantly to lawn and provides an attractive approach, while the driveway offers plentiful off-road parking. The reception hall is spacious and welcoming, with good storage and a cloakroom/WC positioned just off.

The ground floor accommodation is well arranged and flows naturally, comprising a large living room with a gas fire and views over the rear garden. This opens into the dining area, where the two spaces remain clearly defined and well suited to both everyday living and entertaining. Patio doors from the dining area lead directly out to the garden, while internal French doors open back into the hallway. A further door provides access to the kitchen.

The kitchen and utility rooms are fitted with quality cabinetry and timber worktops, creating a practical and well-proportioned space. An additional single bedroom/study completes the ground floor.

KENWYN, TRURO

Kenwyn is one of Truro's most sought-after residential areas, characterised by a mix of period and modern homes set along wide, leafy streets, yet within comfortable walking distance of Truro city centre. The area combines a peaceful, established residential feel with excellent accessibility, making it particularly popular with families and professionals alike. Idless Woods are close by, providing extensive woodland walks, bridleways and outdoor recreation, while the A30 at Shortlanesend offers convenient links to the wider county.

The Royal Cornwall Hospital is also easily reached. Schooling in Truro is highly regarded, with St Mary's Primary School nearby and a strong selection of both state and independent schools within the city. Truro offers a wide range of amenities including the cathedral, theatre, cinema, shops, cafés and restaurants, while beaches on both the north and south coasts are within a short drive.

In greater detail the accommodation comprises (all measurements are approximate):

ENTRANCE HALL

Stairs to first floor.

INNER HALL

With large cloak cupboards.

CLOAKROOM

w.c. and basin.



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STUDY/BED 5

3.73 x 2.05 (12'2" x 6'8")

LOUNGE

6.26 x 3.83 (20'6" x 12'6")

With feature fire place and large windows over looking the south facing gardens.

DINING ROOM

3.85 x 3.11 (12'7" x 10'2")

With patio doors opening to the rear gardens.

KITCHEN

3.8 x 2.86 (12'5" x 9'4")

Fitted with a good range of units, worktop over, sink and drainer inset. With a small breakfast bar with views over the gardens. Gas hob and oven with extractor over. Space for dishwasher.

UTILITY

3.41 x 2.05 (11'2" x 6'8")

Fitted with a good range of units, sink and drainer.

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BOOT/APPLIANCE ROOM

A handy additional room with plumbing and space for appliances and storage.

FIRST FLOOR

The landing allows access to all four double bedrooms and family bathroom, in addition to large integrated storage cupboards. All bedrooms overlook the private rear garden.

MASTER SUITE

Entering the master bedroom through the dressing room. Views overlooking the rear garden, and door leading to en-suite.

DRESSING ROOM

2.71 x 1.38 (8'10" x 4'6")
With fitted wardrobes.

BEDROOM

3.88 x 3.17 (12'8" x 10'4")
Dual aspect.

EN-SUITE

2.33 x 2.1 (7'7" x 6'10")
A luxurious bathroom with w.c., vanity basin and free standing bath.

BEDROOM 2

3.74 x 3.19 (12'3" x 10'5")
A lovely dual aspect bedroom.

BEDROOM 3

3.2 x 2.76 (10'5" x 9'0")
Window overlooking the garden.

BEDROOM 4

3.17 x 2.84 (10'4" x 9'3")
Window overlooking the garden.

FAMILY BATHROOM

3.23 x 1.86 (10'7" x 6'1")
Bath, w.c., wash hand basin and shower.

OUTSIDE

The property is approached via a private driveway which is shared with the neighbouring property (No. 5), flanked by a lawned front garden with mature trees that provide a good degree of privacy and seclusion. There is ample off-road parking together with access to the double garage. The rear garden is well established, featuring a patio adjoining the house, two terraced lawned areas, with the lower section incorporating a vegetable patch and garden shed. In addition, there is a particularly useful workshop to the side of the property, benefitting from light and power.

DOUBLE GARAGE

5.54 x 5.75 (18'2" x 18'10")

WORKSHOP

5.58 x 2.58 (18'3" x 8'5")

Light and power connected. Ideal for a variety of uses.

SERVICES

Mains water, gas, drainage and electricity.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

COUNCIL TAX

F

TENURE

Freehold.

DIRECTIONS

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

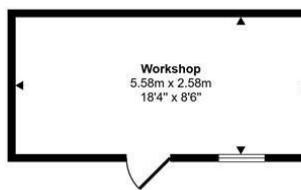


In all, a generous sized plot with a high degree of privacy.

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Approx Gross Internal Area
211 sq m / 2269 sq ft

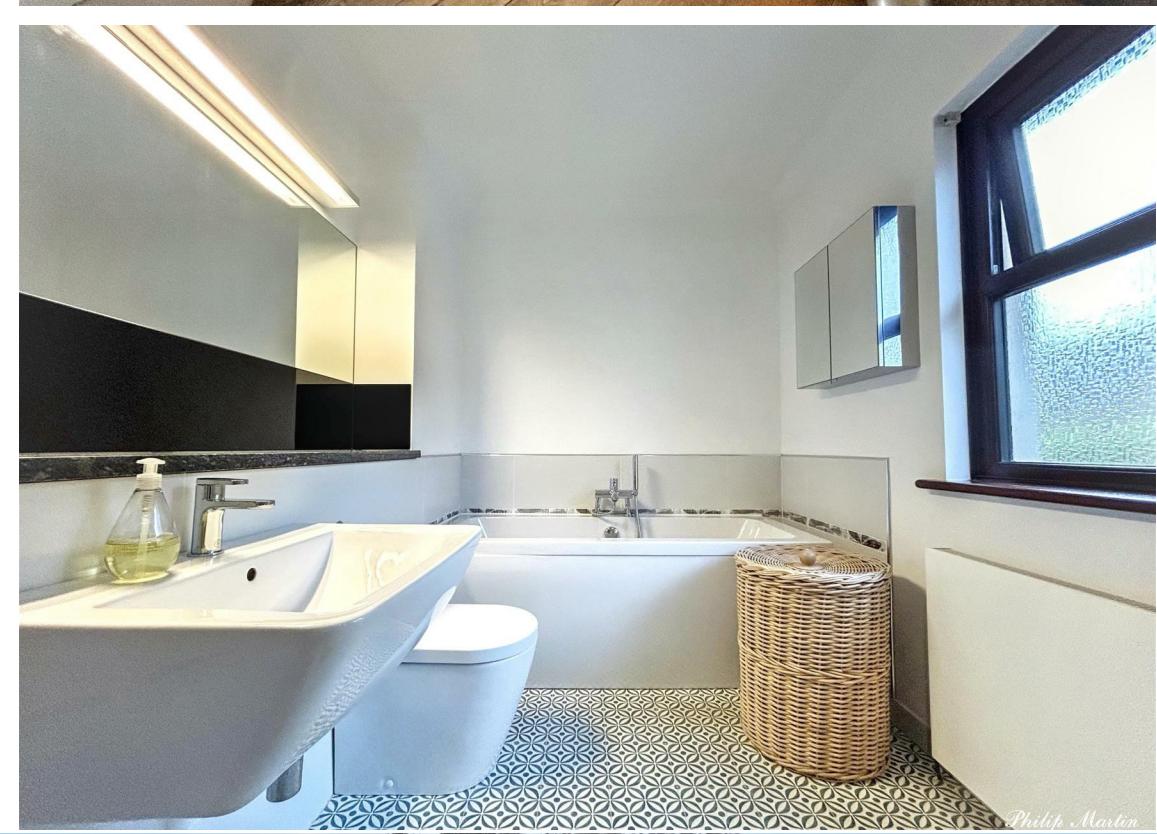


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

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