



Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



Trollmann
Court

1 TREWINNARD COURT KENWYN CHURCH ROAD TRURO TR1 3DR

EXCEPTIONAL SIX BEDROOM PERIOD HOME IN
SOUGHT-AFTER KENWYN

One of Truro's finest period homes, set within the highly sought-after Kenwyn area, this impressive residence has been meticulously refurbished to an outstanding standard, offering a superb balance of refined contemporary living and timeless character.

Extending to over 3,000 sq ft, the beautifully arranged accommodation is complemented by landscaped gardens, parking and garaging. A distinguished home of considerable quality.

Council Tax Band G. EPC D. Leasehold.

GUIDE PRICE £850,000

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(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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

GENERAL COMMENTS

This exceptional Edwardian residence has been the subject of a comprehensive and highly considered refurbishment, resulting in an immaculately presented interior of remarkable style and quality. Every detail has been thoughtfully curated. Elegant contemporary finishes are seamlessly balanced with the retained character, charm and architectural integrity of the original home.

GROUND FLOOR

The accommodation is arranged over three beautifully proportioned floors, offering a superb balance of elegance, practicality and everyday versatility, ideally suited to modern family living.

A welcoming and thoughtfully designed reception hall sets the tone for the home, featuring bespoke cabinetry with integrated work surfaces, wicker storage and a Franke Swiss sink, combining functionality with refined country house styling.

An inner hall provides access to the principal ground floor rooms and staircase to the first floor, together with a cloakroom.

The sitting room is a wonderfully inviting space, characterised by its generous proportions and recessed period cupboards, creating a wonderfully comfortable yet elegant setting, ideal for both relaxed evenings and more formal entertaining.

At the heart of the home lies a stunning open-plan kitchen/dining room, beautifully designed for both everyday living and entertaining. French doors open seamlessly onto the terrace and gardens, creating an effortless connection between inside and out, and allowing the space to be flooded with natural light.

The bespoke Smallbone kitchen is centred around a statement island with Terrazzo (Diespeker & Co) worktops and is superbly appointed with an Everhot range cooker and a comprehensive suite of Miele appliances, including two integrated fridge freezers. Further features include a Quooker tap, an excellent pantry cupboard and Dekton worksurfaces, while porcelain wood-effect tiled flooring with underfloor heating runs throughout. A real flame gas fire with herringbone tiling introduces warmth and a subtle nod to the home's period heritage.



FIRST FLOOR

The first floor offers a beautifully arranged principal suite, with the main bedroom enjoying a peaceful outlook and fitted wardrobes, complemented by a luxurious fully tiled en suite shower room.

There is a particularly spacious dual-aspect second bedroom, together with a further generous double bedroom, both

well-proportioned and filled with natural light. A boutique-style family shower room, appointed with twin basins, serves the additional bedrooms, while a well-equipped laundry room with shelved wicker storage provides excellent practicality.

SECOND FLOOR

The second floor offers a superb suite of three further bedrooms, providing highly versatile accommodation ideal for family living, guests or home working. These are complemented by a well-appointed, fully tiled bathroom, completing the upper floor.

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THE PROPERTY

Trewinnard Court is a development of considerable character and historic significance. Originally constructed in 1911 as Truro Cathedral School, the building was thoughtfully converted in 1999 into a collection of high-quality residences, and is now regarded as one of Truro's most distinguished and sought-after addresses.

Number 1 is a magnificent and beautifully proportioned townhouse, understood to be the largest within Trewinnard Court. Arranged over three floors, the property offers elegant, well-balanced accommodation throughout, complemented by a delightful south-west facing garden. Opportunities to acquire a home of this calibre within the city are rare, and an early viewing is highly recommended.

LOCATION

1 Trewinnard Court enjoys an enviable position within the highly sought-after Kenwyn area of Truro, widely regarded as one of the city's most desirable residential settings. Situated just a short distance from the historic Kenwyn Church and within easy reach of the city centre.

A particular highlight of the location is its immediate access to beautiful surrounding countryside. A quiet lane nearby leads to the picturesque hamlet of Idless, renowned for its woodland walks and cycle trails, providing a wonderful lifestyle amenity quite literally on the doorstep.

Truro itself offers an excellent range of both national and independent boutique shops, together with a vibrant selection of restaurants, cafés and bars. Cultural and leisure facilities are equally impressive, including the Hall for Cornwall, the Royal Cornwall Museum and the city's iconic cathedral.

The city is well served by both state and private schooling, along with a mainline railway station

providing a direct link to London Paddington.

For those with an interest in outdoor pursuits, the north coast's renowned surfing beaches and the sailing waters of the Carrick Roads on the south coast are both easily accessible, making this an ideal base from which to enjoy the very best of Cornwall.

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

RECEPTION HALL

12'11" x 10'11" (3.95 x 3.33)

A lovely reception room. Fitted with a range of cupboards, wicker baskets and storage units with a worktop over, sink inset. Window to the side.

INNER HALL

Doors to all rooms and stairs to first floor as well as door to rear porch.

W.C.

Low level W.C and wash basin.

LOUNGE

12'8" x 16'4" (3.87 x 4.98)

A warm and comfortable room with recessed period cupboards with twin windows to the rear.

KITCHEN/DINING ROOM

24'6" x 15'10" (7.48 x 4.83)

Smallbone kitchen featuring a central island with Terrazzo (Diespeker & Co) worktops. Everhot range cooker and Miele appliances, including two fridge freezers.

Excellent pantry cupboard, Quooker tap, and Dekton work surfaces. Porcelain wood-effect tiled flooring with underfloor heating. Real-flame gas fire with herringbone tiling.

FIRST FLOOR

The landing turns to the hall.

MASTER BEDROOM

14'10" x 14'2" (4.54 x 4.32)

Light and spacious room with built in wardrobes. Radiator and window to the rear. Access to en-suite shower room.

EN-SUITE

6'8" x 4'7" (2.04 x 1.40)

Fully tiled. Large walk in shower. Vanity wash hand basin with storage underneath and low level W.C. Heated towel rail and heated mirror.

BEDROOM 2

16'7" x 12'7" (5.06 x 3.86)

Windows to the front and side. Radiator.

BEDROOM 3

13'0" x 11'4" (3.97 x 3.46)

Two windows to the rear.

LAUNDRY/UTILITY

6'9" x 5'4" (2.06 x 1.64)

Space and plumbing for washing machine and tumble dryer. Megaflow pressurised hot water cylinder. Window to the side. Shelved Wicker storage over a worktop.

FAMILY SHOWER ROOM

10'2" x 8'4" (3.10 x 2.55)

Beautifully appointed shower room with twin basins and W.C. Dual aspect with heated towel rail.

SECOND FLOOR

A turning staircase with doors to.

BEDROOM 4

14'5" x 11'6" (4.4 x 3.52)

Window to the front. Radiator.

BEDROOM 5

22'4" x 11'4" (6.81 x 3.47)

Dual aspect room with windows to the rear and side. Radiator.

BEDROOM 6

13'5" x 8'10" (4.09 x 2.71)

Window to the side. Radiator.

BATHROOM

9'0" x 5'4" (2.75 x 1.65)

Fully tiled bath with overhead shower. Hand wash basin with ample storage below, W.C and heated towel rail.



OUTSIDE

The property is approached via a gated communal entrance which serves all the properties. There is designated parking for one car and single garage which can be found under the archway.

GARDEN

The beautifully established, south-facing gardens are fully enclosed and enjoy an abundance of natural light throughout the day, affording a wonderful sense of privacy and seclusion.

Expertly landscaped and thoughtfully planted, they offer year-round colour, texture and seasonal interest. A generous paved terrace, accessed directly from the kitchen/dining room, provides an exceptional setting for entertaining, complemented by a contemporary framed garden gazebo, creating an elegant and sheltered dining space.

A pathway runs alongside the house, providing a right of access for the neighbouring property (Number 2). The principal garden

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itself is elegantly enclosed by iron railings, ensuring a strong sense of privacy and separation.

STUDIO/WORKSHOP/OFFICE

20'0" x 7'0" (6.1 x 2.15)

Fully insulated outbuilding perfect for an at home gym, office or work shop. Power is connected. There is a second garden shed, ideal for gardening tools etc.

GARAGE

20'9" x 11'1" (6.35 x 3.38)

GRP up and over door. Light and power and mezzanine storage above.

TENURE

Leasehold (999 years from 1999). The freehold is owned by Trewinnard Court Management Limited, in which Number 1 holds a one-eighth share.

The service charge reflects the scale and quality of the development, with Number 1 contributing approximately £622 per month (£7,500 per annum). This includes building insurance, management, external maintenance and decoration, upkeep of communal areas, roof repairs, window cleaning, and contribution to a sinking fund.

SERVICES

Mains electric, water, drainage and gas. (New boiler in 2021). Fibre broadband. Electric Vehicle (EV) car charging point and outside water tap.

N.B

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

DIRECTIONS

Proceeding up Kenwyn Road passing the bowling club and as the road bends to the right, turn Right into Kenwyn Church Road which ultimately leads to the Church. The entrance to Trewinnard Court can be found on the right hand side.

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.

AGENTS COMMENT

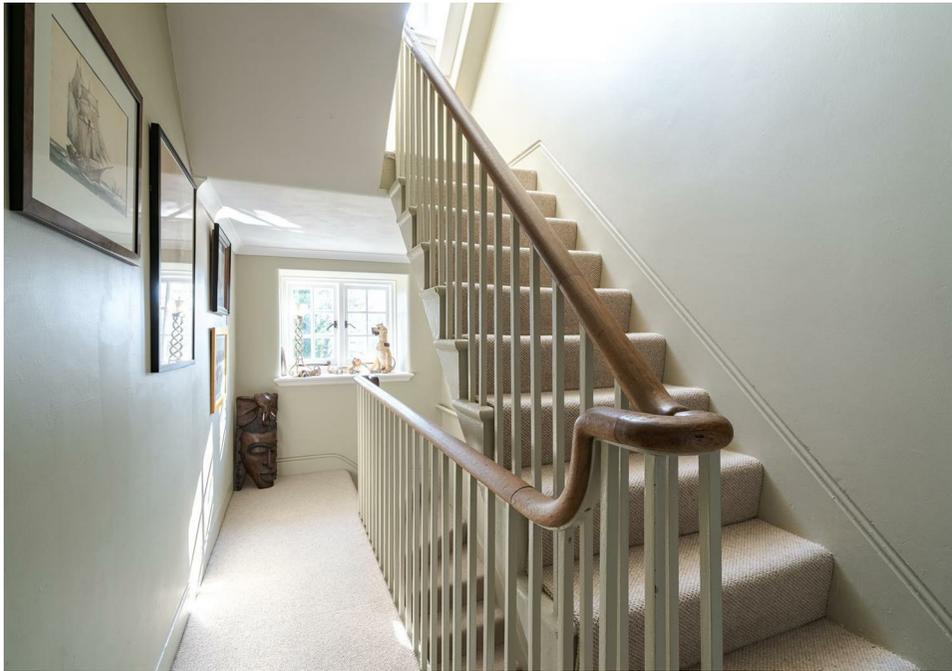
1 Trewinnard Court is a particularly special home, combining the scale and character of a fine period residence with the ease and finish of modern living. The quality of the refurbishment is immediately apparent, with thoughtful design and attention to detail throughout.

What truly sets the property apart is its position within Kenwyn, within easy reach of Truro's city centre — together with beautifully landscaped gardens and exceptional living space extending to over 3,000 sq ft.

Properties of this calibre, in such a sought-after setting, are seldom available, and this is undoubtedly one of the finest homes of its type currently on the market in Truro.



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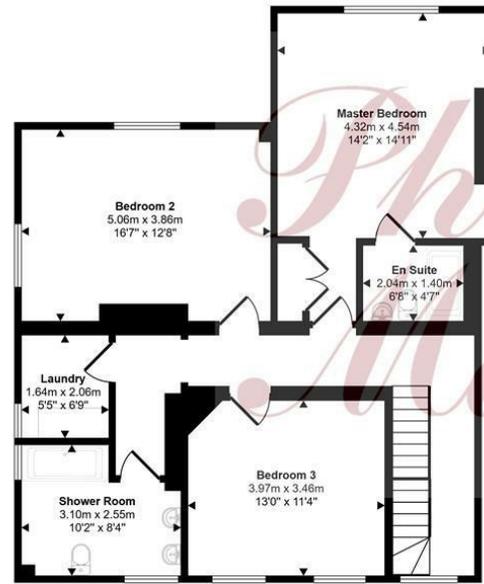
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Approx Gross Internal Area
289 sq m / 3112 sq ft

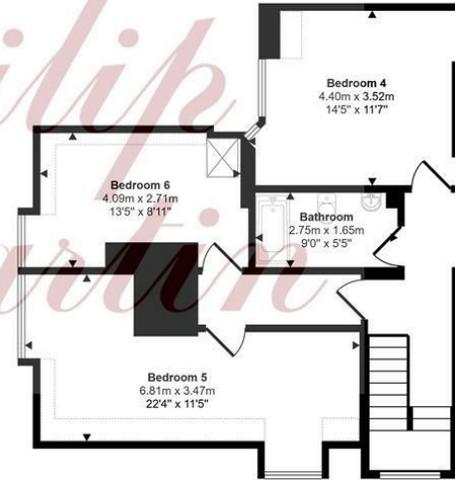


Ground Floor
Approx 95 sq m / 1020 sq ft

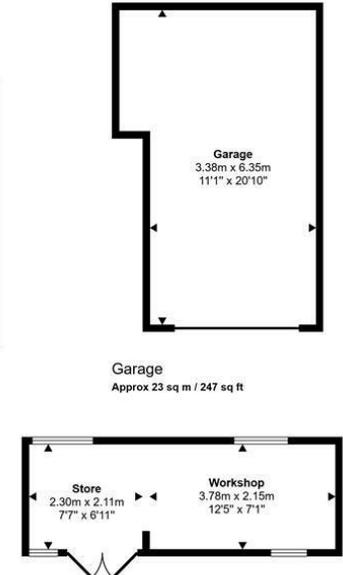
Denotes head height below 1.5m



First Floor
Approx 92 sq m / 993 sq ft



Second Floor
Approx 66 sq m / 709 sq ft



Storage Room
Approx 13 sq m / 143 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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
92-101	A			81-91	A		
81-91	B			69-80	B		
69-80	C			55-68	C		
55-68	D			39-54	D		
39-54	E			21-38	E		
21-38	F			1-20	F		
1-20	G			Not environmentally friendly - higher CO ₂ emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	





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