West Wing

St. Clement, Truro,
TR1 1TD

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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PERIOD STYLE HOUSE ON THE EDGE OF TRURO

Situated in a glorious location seemingly 'miles from anywhere' yet only a short distance to Truro and Penair Schools, Pencalenick School, Truro City, Waitrose and the Tresillian River at St Clement.

Tucked away in a beautiful position and part of the former Penair House.

Four/Five Bedrooms - master with en suite, sitting room, dining room, conservatory, two bathrooms and cloakroom. Accommodation on a reverse level layout.

Enclosed mature gardens. Private driveway with ample parking.

Freehold. EPC - D. Council Tax - Band F

Guide Price £785,000

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GENERAL COMMENTS

As its name suggests, West Wing was added as an extension to the original Penair House. West Wing was built in 1986. The design seamlessly complements the original architecture of Penair House, offering accommodation of a very highest standard. The spacious, bright, and airy rooms feature high ceilings, wide doorways, and large windows. On the first floor, these windows provide stunning, expansive views of the surrounding countryside.

A standout feature of West Wing is its excellent countryside location within a private enclave of nine neighbouring properties just outside Truro. Despite its rural setting, it is only about a mile from the city centre. West Wing enjoys a prime countryside position, accessed via a long, attractive private drive, offering easy access to Truro's shopping, recreational facilities, and amenities. It is also conveniently located near Penair School and Truro School. The area also offers scenic country and riverside walks.

THE PROPERTY

The upper ground floor features a conservatory with steps leading up to double doors that open onto an elevated decked seating area, offering stunning views – an ideal spot for morning coffee. The 40-foot-long hallway leads to a sitting room with a wood burner set within a feature fireplace. The kitchen/breakfast room, which also enjoys beautiful views, boasts a high ceiling, exposed wood flooring, traditional style kitchen units with hardwood worktops. Additionally, the floor includes a study, a utility cupboard with space for a washing machine and tumble dryer, and a spacious bathroom.

A staircase leads down to the lower ground floor, which includes a light and spacious master bedroom with an en-suite shower room, a guest bedroom with an en-suite WC, two additional double bedrooms, and another large bathroom.

West Wing is accessed via a long, private, and picturesque shared driveway, which leads to a private drive that takes you to a generous parking and turning area beside the house. From the tarmac parking area, there is direct access to the front door through the conservatory. Adjacent to this is an elevated timber deck, offering views of the surrounding countryside.

In front of West Wing lies a level lawned garden, adorned with a variety of plants and shrubs, which could be enclosed for added privacy.

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

CONSERVATORY

3.45 x 4.84 (11'3" x 15'10")
Steps lead up to double doors and a secondary set of double doors open to an elevated decked seating area enjoying views.

HALL

With high ceilings and doors to;

SITTING ROOM

6.63 x 3.61 (21'9" x 11'10")
With two double glazed windows enjoying superb countryside views, high ceilings and multi-fuel wood burner set in fireplace.

KITCHEN/BREAKFAST ROOM

6.72 x 3.65 (22'0" x 11'11")
Range of kitchen units with hardwood worktops to tiled splashback. White ceramic one half bowl bowl sink unit and drainer, integrated twin oven and grill, electric hob with extractor hood over, concealed integrated dishwasher and freezer and space for upright refrigerator/freezer.

CLOAKROOM

3.39 x 2.93 (11'1" x 9'7")
Modern white suite with Concealed W.C, in-set white basin and bidet. Porcelain tiled floor, extractor fan, window to rear. radiator. Three doors opening to fitted airing cupboard and boiler cupboard with oil-fired Worcester boiler.

STUDY/BED 5

3.38 x 3.40 (11'1" x 11'1")
Double glazed window to the rear.

UTILITY CUPBOARD

With space for washing machine and tumble dryer, built in shelving and coat hooks, extractor fan.

LANDING

LOWER GROUND FLOOR

A turning staircase from the upper hall descends with high ceiling. The hall has a door opening to rear and doors off to:

MASTER BEDROOM

6.61 x 3.63 (21'8" x 11'10")
With a double glazed door opening onto the gardens, range of fitted wardrobes.

EN-SUITE

2.72 x 1.10 (8'11" x 3'7")
With walk-in shower, WC and wash-basin.

BEDROOM 2

3.66 x 3.28 (12'0" x 10'9")

EN-SUITE

With WC, pedestal wash-basin.

BEDROOM 3

3.38 x 3.40 (11'1" x 11'1")

BEDROOM 4

3.56 x 3.22 (11'8" x 10'6")

BATHROOM

3.39 x 2.93 (11'1" x 9'7")
With free-standing rolled edge bath, WC and wash-basin. Walk-in shower and WC. Heated towel rail and window to rear.

OUTSIDE

West Wing is approached over a long, private and most attractive shared driveway which leads to a private drive which runs up to car parking for multiple vehicles. From the parking area there is direct access to the front door via the conservatory, adjacent to which is an elevated timber deck with wrought iron railings, this seating area takes in far-reaching countryside views.

Immediately to the front of West Wing is a level lawned garden with a wide variety of plants and shrubs.

SERVICES

Mains water and electricity are connected. Shared private drainage. Oil fired central heating. The house also benefits from solar panels which provide 3.8 kilowatt solar array with an 8.2 kilowatt battery storage.

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.

SERVICES

Mains water and electricity are connected. Shared private drainage. Oil fired central heating.

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.

COUNCIL TAX

Band F.

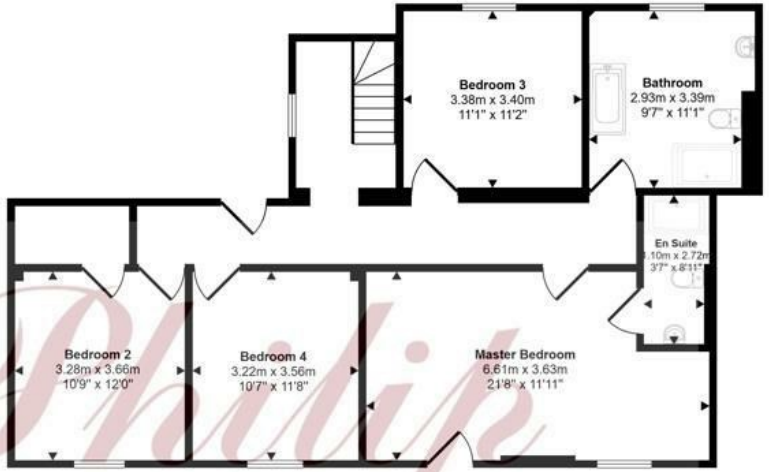
DIRECTIONS

From Tregolls Roundabout on the A39/A390 in the centre of Truro, take the exit into St. Clements Hill and drive up out of the city. Pass Penair School on the left-hand side and after a short distance will be seen a cut granite splayed entrance which leads to Penair House. Drive through the stone entrance splay and on reaching Penair House take the second left signed up to West Wing.

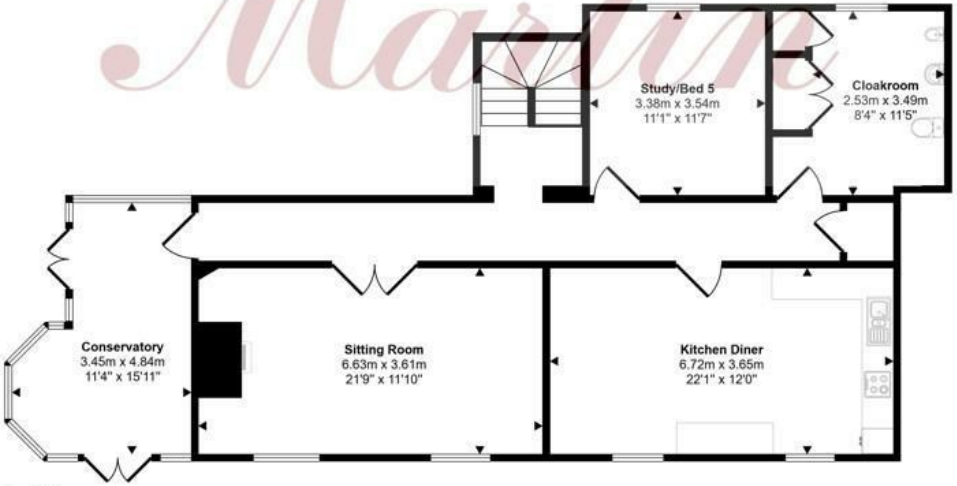
TENURE

Freehold.

Approx Gross Internal Area
208 sq m / 2234 sq ft

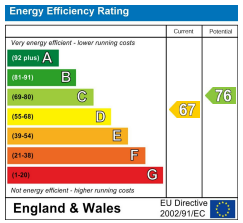


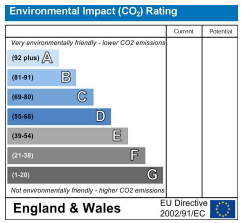
Ground Floor
Approx 97 sq m / 1040 sq ft



First Floor
Approx 111 sq m / 1194 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.





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