



# TRESSA TREMORVAH CRESCENT

TRURO,  
CORNWALL TR1 1NL

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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TRURO  
CORNWALL TR1 1NL

DETACHED FOUR BEDROOM HOUSE WITH GARAGE  
AND PARKING

Situated in a pleasant residential location within easy reach of Truro city centre, this property enjoys a private, wooded setting and is ideally located for well-regarded schools including Penair, Truro School and Tregolls.

The well-proportioned accommodation is arranged over two floors, featuring a spacious sitting/dining room, kitchen and utility, together with four bedrooms and a family bathroom.

Outside, there is a garage, driveway parking and established semi wild terraced gardens.

GUIDE PRICE £450,000

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PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

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## THE PROPERTY

Nestled within a wonderfully mature and private garden setting, this individual detached residence offers spacious and characterful accommodation with tremendous scope for modernisation and enhancement. Approached via a driveway with garage and surrounded by established greenery, the property enjoys an exceptionally peaceful atmosphere whilst benefitting from versatile family accommodation arranged over two levels.

The semi wild gardens are a particular feature of the property, extending around the home with terraced seating areas, lawns, mature trees and a wealth of shrubs and planting, creating a secluded outdoor space.

Internally, the accommodation is generous and well-balanced, retaining a warm and homely feel throughout. The lounge is a bright dual-aspect room with a feature fireplace and enjoys views overlooking the gardens. The kitchen is fitted with a range of traditional units and pleasant garden views, whilst a separate utility room provides further practicality.

There are four bedrooms in total, all enjoying attractive outlooks across the surrounding greenery, together with a family bathroom. There are three first floor bedrooms and one ground floor. The layout offers flexibility for growing families, home working or multi-generational living, subject to individual requirements.

The property would now benefit from a programme of updating, presenting an exciting opportunity for purchasers to create a superb home in a delightful and highly private setting.

Outside, the driveway provides off-road parking and leads to a detached garage. Stone retaining walls, winding pathways and elevated lawned areas combine to give the gardens a wonderfully established and almost woodland-like feel.

A rare opportunity to acquire a detached home occupying such a mature and secluded plot, offering enormous potential in an attractive setting.

## LOCATION

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

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

## PORCH



## ENTRANCE HALLWAY

1.88 x 3.51 (6'2" x 11'6")

Spacious and welcoming entrance hall with staircase rising to the first floor and doors to principal rooms.

## LOUNGE

3.59 x 5.39 (11'9" x 17'8")

A generous dual-aspect reception room featuring a Minister stone fireplace and large windows overlooking the gardens, creating a bright and comfortable living space.

## STUDY/DINING ROOM

3.56 x 3.11 (11'8" x 10'2")

The original dining room with window to rear.

## KITCHEN

3.57 x 2.16 (11'8" x 7'1")

Fitted with a range of traditional base and wall mounted units with work surfaces over, stainless steel sink unit and space for appliances. Large windows provide attractive views over the gardens.

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#### UTILITY

3.66 x 1.89 (12'0" x 6'2")

Useful additional space with further storage, plumbing for white goods and external access.

#### BEDROOM 4

3.68 x 2.33 (12'0" x 7'7")

Comfortable guest or family bedroom with garden views. Door to rear garden.

#### SHOWER ROOM

2.45 x 0.80 (8'0" x 2'7")

W.C. Wash hand basin and shower.

#### FIRST FLOOR

#### LANDING

1.89 x 4.56 (6'2" x 14'11")

#### MASTER BEDROOM

3.60 x 3.19 (11'9" x 10'5")

A spacious double bedroom enjoying a pleasant outlook over the gardens.

#### BEDROOM 2

3.55 x 3.20 (11'7" x 10'5")

Another well-proportioned double bedroom with attractive natural light.

#### BEDROOM 3

3.61 x 2.05 (11'10" x 6'8")

Ideal as a single bedroom, study or home office.

#### FAMILY BATHROOM

3.57 x 1.54 (11'8" x 5'0")

Comprising bath with shower over, wash hand basin and WC.

#### OUTSIDE

The property is approached via a private driveway providing off-road parking and access to the garage. The gardens are a truly outstanding feature, arranged over a number of levels with paved seating terraces, lawns, mature trees, shrubs and established planting creating a peaceful and secluded setting. Stone retaining walls and winding pathways add further charm and character to the outdoor space.

#### GARAGE

3.08 x 5.56 (10'1" x 18'2")

#### SERVICES

Mains electricity, gas, water and drainage.

#### N.B.

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

#### COUNCIL TAX

Band - E

EPC -

Freehold.

#### 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.

#### DIRECTIONS

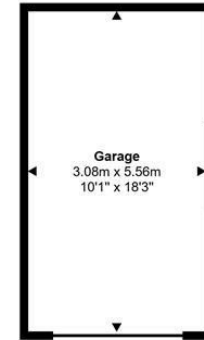
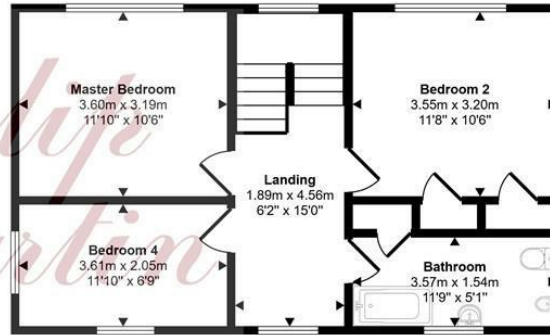
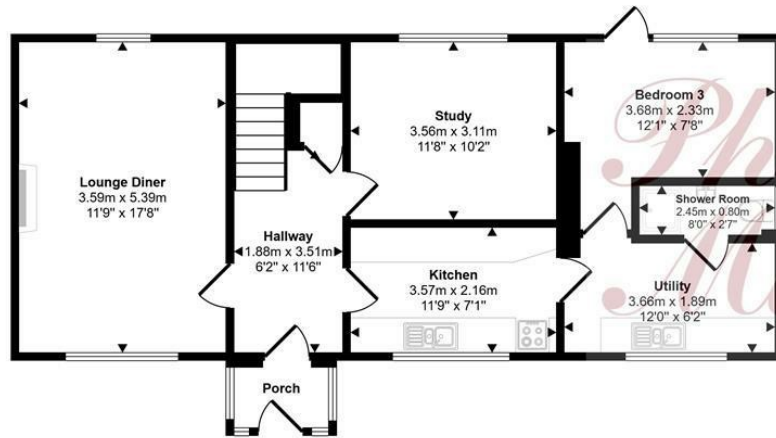
Proceed out of Truro in an easterly direction along the A390 along Tregolls Road. At the first set of traffic lights turn left into Trevithick Road and Tressa can be easily identified by a Philip Martin For Sale board.



*Philip Martin*



Approx Gross Internal Area  
140 sq m / 1512 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	92-100 (A)		
	81-91 (B)		
	69-80 (C)		
	55-68 (D)		
	39-54 (E)		
	21-38 (F)		
Not energy efficient - higher running costs	1-20 (G)		
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	92-100 (A)		
	81-91 (B)		
	69-80 (C)		
	55-68 (D)		
	39-54 (E)		
	21-38 (F)		
Not environmentally friendly - higher CO <sub>2</sub> emissions	1-20 (G)		
England & Wales	EU Directive 2002/91/EC		





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