



# THE OLD VICARAGE

KENWYN CLOSE, TRURO,  
CORNWALL TR1 3DX

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



# THE OLD VICARAGE

## KENWYN CLOSE, TRURO, CORNWALL TR1 3DX

SUBSTANTIAL DETACHED PERIOD HOUSE WITH LARGE MATURE PRIVATE GARDENS

Enjoying complete privacy and located within Kenwyn, one of the most sought after parts of Truro city. Extending to approximately 3,488 sq ft with well proportioned rooms and retaining many period features.

Six bedrooms, master with en suite bathroom, kitchen/dining room, drawing room, sitting room, playroom, cloakroom, two utility rooms, pantry, integral double garage, bathroom and additional shower room. Mains gas central heating. Photovoltaic panels with income from feed in tariff.

Fabulous south facing gardens enjoying complete privacy and orientated to maximise the sunny aspect. Parking for four cars.

Council Tax Band G. EPC - C

A unique opportunity to purchase one of Truro's finest houses.

In all approximately 1 Acre.

## GUIDE PRICE £1,500,000

### *Philip Martin*

PHILIP MARTIN

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## GENERAL COMMENTS

The Old Vicarage must surely rank among the very best houses within Truro city. Built by the renowned Cornish architect Alfred Cornelius, the house occupies a large plot extending to one acre and enjoys complete privacy yet is within walking distance of the city centre. Kenwyn is one of the most sought after and exclusive locations in Truro, well regarded by surgeons and consultants. The house itself is extremely attractive and classically Cornelius offering commodious accommodation over two floors. All of the rooms have large windows enjoying garden views and affording plenty of natural light. The majority of the windows have been replaced with quality bespoke hardwood double glazing. A feature of the house is the huge entrance hallway with fabulous turning staircase and the reception rooms have feature fireplaces and solid wood floors. The accommodation includes six bedrooms, bathroom and additional shower room on the first floor - the master and guest bedrooms are particularly spacious and the master has a generous en suite. The ground floor includes the entrance hall, large kitchen/dining room, splendid twin aspect drawing room, sitting room, music room, garden room, utility, two cloakrooms, walk in pantry and integral double garage. The gardens and grounds are a sheer delight with large lawns, many mature shrubs and plants enclosed within dense tree lined mature boundaries providing privacy and protection. The front driveway provides parking for four cars and includes an electric car charging point. Photovoltaic panels reduce electricity costs and provide a useful income from the feed in tariff. The income in 2022 was £550.



## LOCATION

The city of Truro is the main commercial and administrative centre of the county and here there is an excellent range of shopping facilities with many of the national multiples including a Marks and Spencer, Waitrose and Cornish Food Hall, historic Cathedral (home to the superb Truro cathedral choir) and several excellent private and state schools. The Hall

for Cornwall offers a varied programme of entertainment, there is a four screen cinema in Truro and 18 hole golf courses are available at Truro, Falmouth and St. Austell. The nearby creeks of St. Clement and Malpas offer numerous delightful walks and sailing opportunities are available at Mylor and Falmouth.



#### ENTRANCE VESIBULE

Glazed door to entrance hall. Door to:

#### CLOAKROOM

Half tiled room. Two windows to side. Pedestal wash hand basin, low level w.c. Tiled floor. Radiator.

#### ENTRANCE HALLWAY

A very large hallway and a fine introduction to the house. Fabulous solid oak staircase leading to first floor. Window to front, exposed wooden floor, two radiators. Large understairs cupboard with light and window. Walk in storage cupboard (or small office) with shelves. Window to front. Two radiators. Doors to all main reception rooms.

#### DRAWING ROOM

20'11" x 15'1" (6.39m x 4.60m)

A very light twin aspect room with windows overlooking the gardens. Minster open fireplace. Two radiators. Solid oak floor.

#### MUSIC ROOM/PLAYROOM

16'8" x 11'1" (5.10m x 3.39m)

Two windows and French doors opening to garden room. Open fireplace with tiled surround and hearth. Solid pine floor. Radiators.

#### GARDEN ROOM

16'8" x 5'3" (5.10m x 1.62m)

Sliding patio doors opening to garden and enjoying views. Slate tiled floor. Door to sitting room.

#### SITTING ROOM

20'4" x 14'1" (6.20m x 4.31m)

Another well proportioned room with large bow window enjoying views over the garden with built in window seat. Minster fireplace incorporating woodburning stove. Two radiators. Television point. Solid pine floor.

#### KITCHEN/DINING ROOM

20'2" x 13'1" (6.15m x 4.01m)

Windows overlooking the side garden and front. Selection of base and eye level kitchen units. Four oven gas Aga with tiled surround. One and a half bowl stainless steel sink/drainer. Solid wood worktops with tiled splashback. Space and plumbing for dishwasher, space for fridge. Wooden floor. Television point. Radiator. Walk in pantry with shelves, tiled floor and window to front. Door to:

#### UTILITY ROOM

12'1" x 9'2" (3.69m x 2.81m)

Base and eye level kitchen units. Single stainless steel sink, space and plumbing for washing machine, space for tumble drier and additional fridge and freezer. Part glazed door opening into garden. Tiled floor. Radiator. Window to side.

#### INNER HALLWAY

Door to front driveway. Tiled floor.

#### PANTRY

Slate shelf. Window to side, tiled floor. Further shelves.

#### CLOAKROOM

Low level w.c, pedestal wash hand basin. Window to side. Tiled floor. Worcester mains gas fired central heating boiler.

#### INTEGRAL DOUBLE GARAGE

17'11" x 16'4" (5.48m x 5.00m)

Sliding garage door. Window to side. Light and power.

#### FIRST FLOOR

Spacious Landing. Feature bowed window to front. Radiators.

#### MASTER BEDROOM

20'4" x 13'9" (6.20m x 4.20m)

Bay window enjoying garden views. Door opening onto undercover balcony. Minster fireplace. Built in wardrobes. Telephone point. Door to:

#### EN SUITE BATHROOM

10'10" x 9'6" (3.31m x 2.92m)

A partly tiled room with white suite comprising low level w.c, pedestal wash hand basin, panel bath, shower cubicle. Window overlooking side garden. Extractor fan. Radiator.

#### UNDERCOVER BALCONY

15'5" x 6'4" (4.71m x 1.95m)

Enjoying views over the main garden. Slate tiled floor. Doors to master bedroom and bedroom three.

#### BEDROOM TWO

20'11" x 15'8" (6.38m x 4.79m)

A large, twin aspect room with windows overlooking the gardens. Minster fireplace, pedestal wash hand basin. Radiator.

#### BEDROOM THREE

15'5" x 10'8" (4.71m x 3.26m)

French doors opening onto balcony. Two radiators. Minster fireplace, built in shelved cupboard. Two windows overlooking the main garden.

#### SHOWER ROOM

A tiled room. Corner shower cubicle with folding doors, pedestal wash hand basin, exposed wood floor, extractor fan, radiator.

#### BEDROOM FOUR

14'5" x 10'5" (4.41m x 3.18m)

Another twin aspect room with windows overlooking the front and side. Built in shelved cupboard/wardrobe. Radiator.

#### BATHROOM

Partly tiled with original suite including cast iron bath and wash hand basin. Partly frosted window to front. Electric shaving point. Radiator.



#### SEPARATE W.C

Half tiled, low level w.c, frosted window to front, radiator.

#### INNER LANDING

Wooden ladder leading to loft. Walk in airing cupboard with slatted shelves. Borrowed light via ceiling window from loft.

#### BEDROOM FIVE

11'2" x 9'6" (3.42m x 2.92m)

Window overlooking the side garden. Radiator.

#### BEDROOM SIX

14'2" x 9'2" (4.32m x 2.80m)

Window to front. Radiator. Built in wardrobe. Shelves.

#### OUTSIDE

The property is approached from Kenwyn Close through double metal gates with granite gateposts. A tarmac driveway provides parking for up to four cars and ample turning space.

*Philip Martin*



Access to the garage. Charging point for electric car. Deep entrance porch with slate tiled floor. Outside light. A pathway leads along the side of the house to the rear gardens.

### GARDENS AND GROUNDS

The fabulous mature gardens extend to approximately one acre which in itself is almost impossible to find within the city environs. They are surrounded by magnificent mature trees and shrubs that provide privacy and separation from neighbours.

The rear garden is mainly laid to lawn and interspersed with specimen shrubs and plants including lots of camellias, rhododendrons, laurels, magnolia as well as mature apple trees. Along the rear elevation is a terrace for sitting out and steps lead to a garden pond and onto a second patio. The garden enjoys a sunny aspect. The garden continues along the side of the house where steps lead to the utility room and onto two garden sheds and timber store. There is also a greenhouse and vegetable garden. A path leads to a side pedestrian gateway that opens onto Kenwyn Church Road for quick access to the church and quiet pathways that lead to the city centre. Within the ownership of The Old Vicarage is a strip of land running along Kenwyn Close.

### SERVICES

Mains water, electricity, drainage and gas are connected.

### 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.

### DIRECTIONS

Proceed out of Truro in a northerly direction along the B3284 towards Kenwyn and Shortlanesend. After a sharp right hand bend take the right hand turning into Kenwyn Close. The entrance to The Old Vicarage is on the right.

### 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.



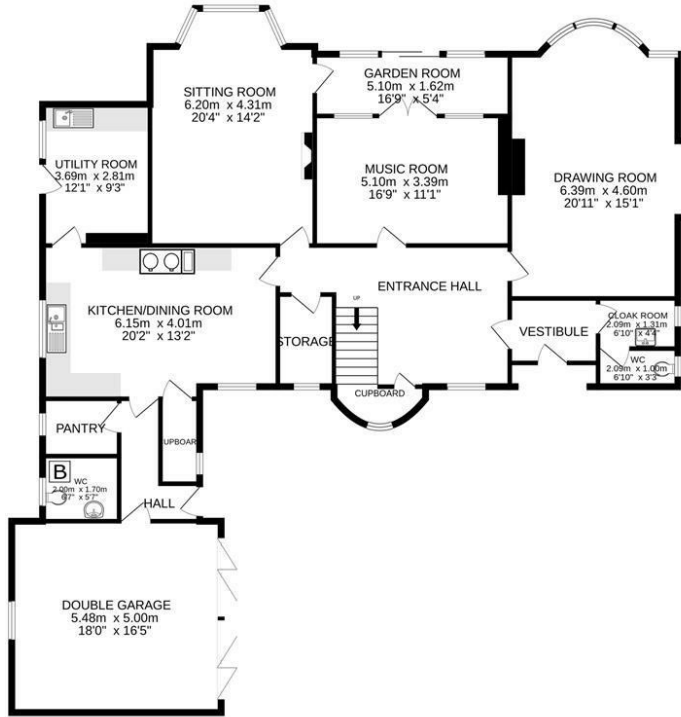
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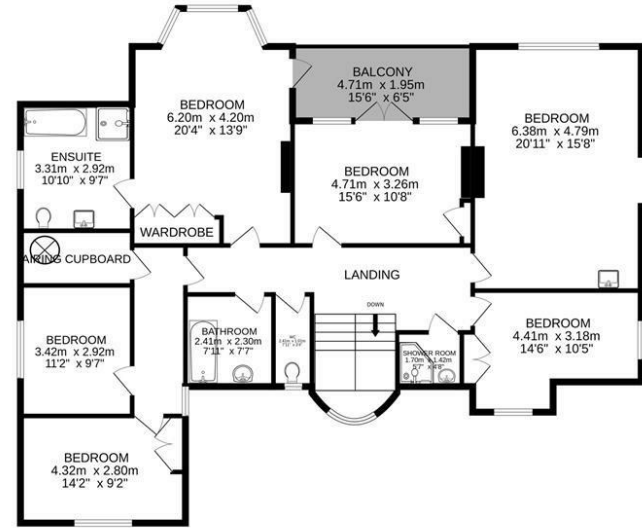


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GROUND FLOOR




1ST FLOOR



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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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	92-101 <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions	81-91 <b>A</b>		
	81-91 <b>B</b>				71-81 <b>B</b>		
	69-80 <b>C</b>				59-70 <b>C</b>		
	55-68 <b>D</b>				48-58 <b>D</b>		
	39-54 <b>E</b>				38-47 <b>E</b>		
	21-38 <b>F</b>				21-37 <b>F</b>		
Not energy efficient - higher running costs	1-20 <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions	1-20 <b>G</b>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	71	75	<b>England &amp; Wales</b>	EU Directive 2002/91/EC		





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