

PENARTH
TRURO

JONATHAN

CUNLIFFE



Penarth, St Clements Hill, Truro TR1 1NX

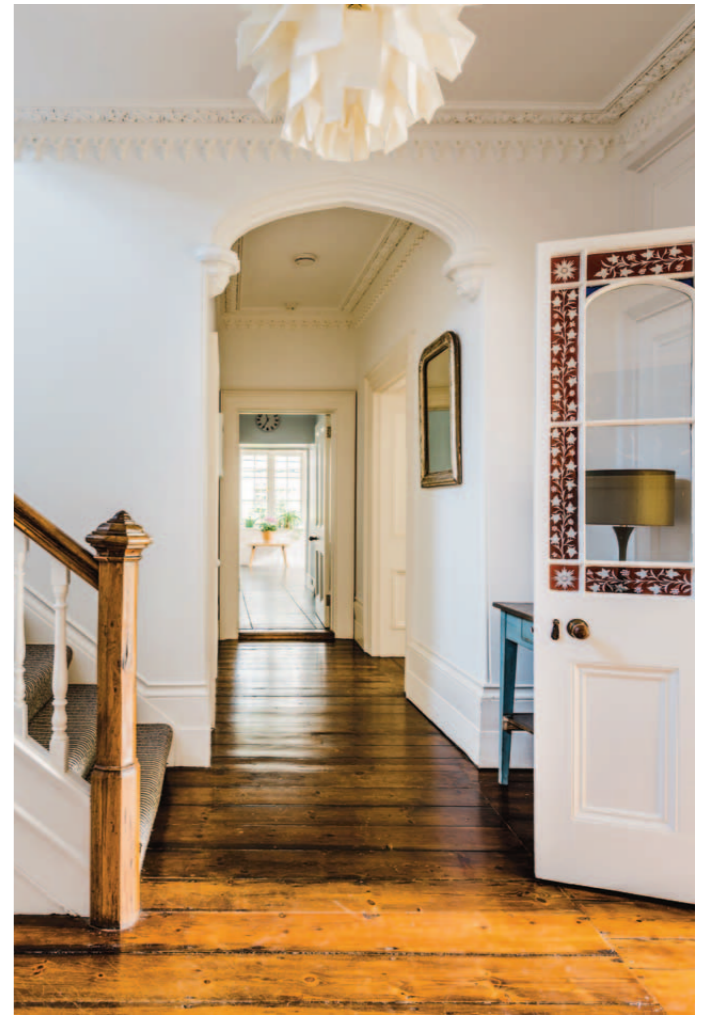
A truly gorgeous period house looking out across beautiful rolling countryside on the edge of Truro, with a sublime interior and plenty of space for a busy and growing family.

- 5 bedrooms (3 en-suite) • 5 reception rooms plus conservatory
- 1 bedroom ground floor annexe • Lovingly renovated and maintained
- Beautifully planted semi-walled gardens • Triple garage and private parking
- Within a short walk from Cornwall's best schools • Grade II Listed • 5513 sqft











SETTING THE SCENE

Truro boasts a wide and varied mix of national and boutique retailers within the pretty cobbled streets radiating from Truro's iconic Cathedral. An eclectic mix of restaurants, coffee shops and bars, a cinema, and art galleries are complemented by the national-class Hall for Cornwall, which has recently had a multi-million pound refurbishment.

The city also provides the main business links for Cornwall and offers excellent private and state schooling, with a mainline link to London Paddington including overnight 'sleeper' service. Sports enthusiasts are particularly well-catered for with two tennis clubs along with squash, rugby, football and cricket clubs within the city. Watersports are readily accessible with the north coast surfing beaches and the highly regarded sailing waters of the Carrick Roads on the south coast, both within a short drive.

HISTORY

Penarth was originally part of the St. Clements workhouse built in the 1820s. By the mid-19th century it was divided and converted into two townhouses.

THE TOUR

Nestled on a quiet lane at the edge of the Cathedral town of Truro, sits this handsome Grade II Listed house. Rich in history and character, extends to over 5500 sqft.

The main house comprises five large bedrooms and five reception rooms along with a delightful conservatory. In addition there is a well-planned self-contained one bedroom annexe offering incredibly versatile accommodation on the ground floor.

Period proportions define the imaginative interiors, where a playful palette and bold patterns have been used with an intelligent sensibility, to bring a contemporary touch to the impressive original features, such as intricate coricing and a remarkable bifurcated staircase. The deceptively peaceful setting and far-reaching bucolic views allow the house to feel private and almost rural, all the while remaining just a short walk to the city's charming cobbled streets and amenities, as well as some of the south west's finest schools.

STEP OUTSIDE

The large walled garden opens from the front of the house to a delabole slate terrace with plenty of space for seating. This descends to a series of paths that weave through drifts of herbaceous perennials and lawn with surrounding walls and hedges framing the view of the hills and fields beyond. Carefully shaped and planted, the garden echoes the tradition of classical gardens, but the variety of species and combination of plants create looseness, softening the formality of its appearance.

Leading from the kitchen is a mediterranean style courtyard garden with a dining area under a pergola with mature vines.

To the rear of the property there is a triple garage and a sequence of vegetable beds, apple trees and a greenhouse. The annexe living space leads to a smaller, discreet and beautifully planted courtyard area, with independent access via a gate.

SERVICES

Mains water and electricity, private drainage and gas fired central heating.

DISTANCES (All distances approximate)

Truro (centre) 0.6 miles, Truro Golf Club 2 miles, Truro Lawn Tennis Club 2 miles, Royal Cornwall Hospital, Treliske 2 miles, St Agnes 9 miles, Falmouth 11 miles, Cornwall Airport (Newquay) 19.5 miles

WHAT3WORDS LOCATION

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COUNCIL TAX BAND

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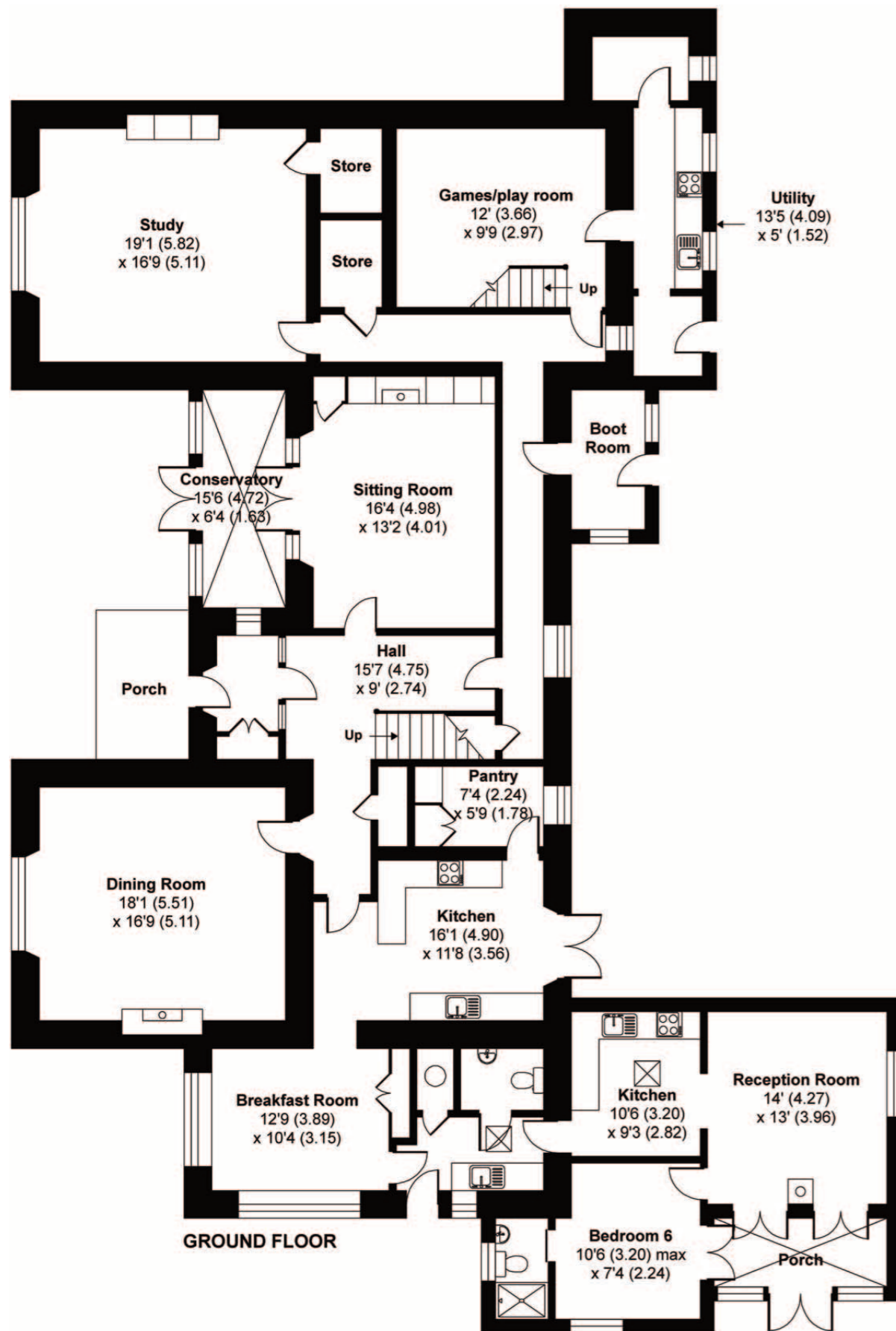
DIRECTIONS

Travelling down Morlaix Avenue on the A39, take the third exit at the Trafalgar roundabout. Take the third right and Penarth will be found on the right after 200 ft.

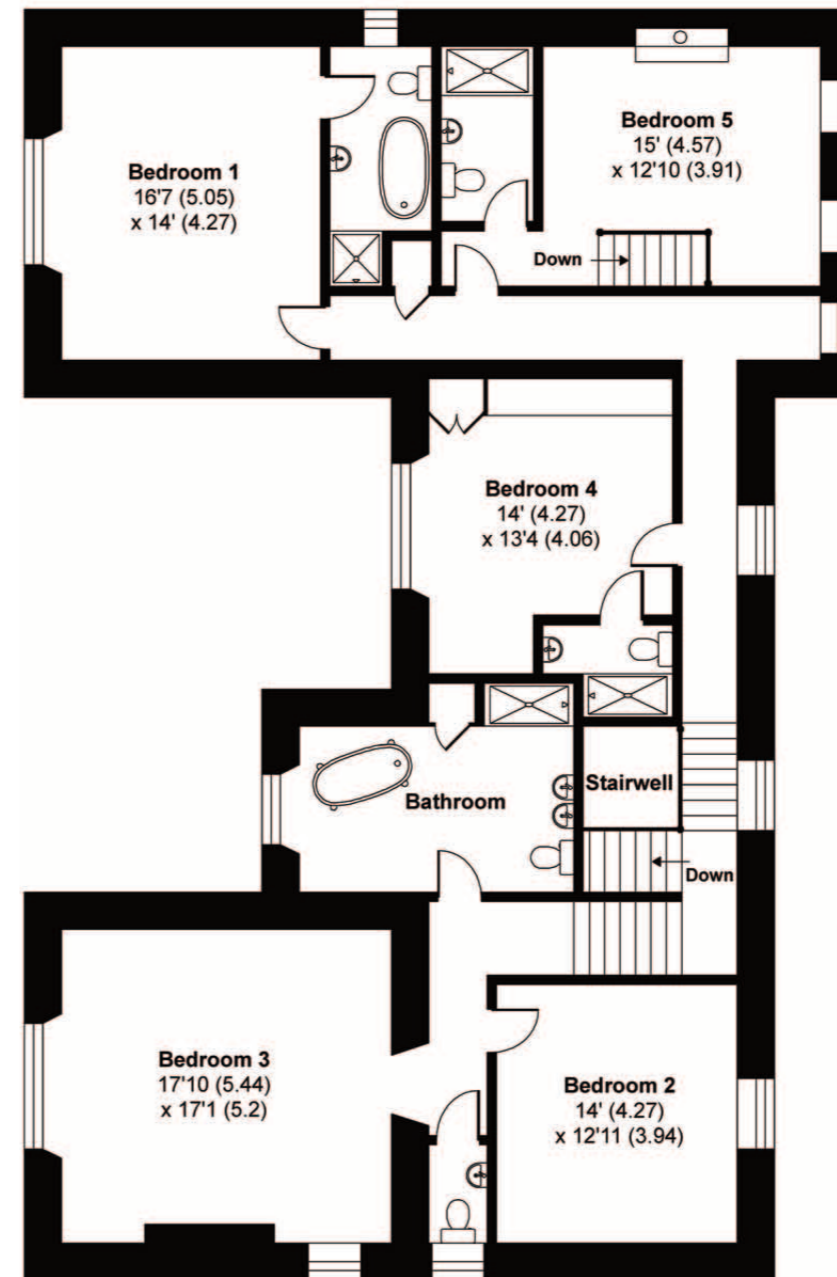


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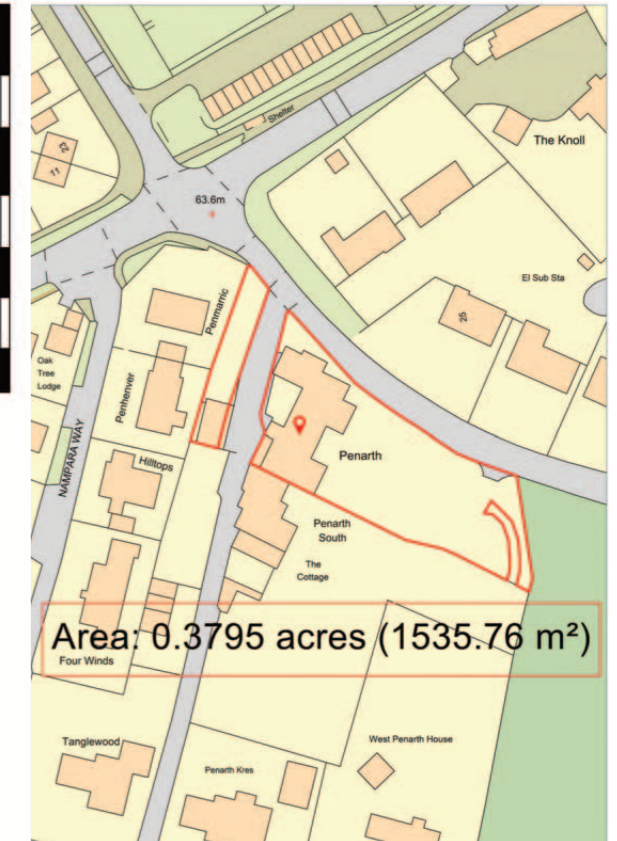
Main House = 5057 sq ft / 469.7 sq m
 Total = 5513 sq ft / 512.1 sq m (includes triple garage)
 For identification only - Not to scale



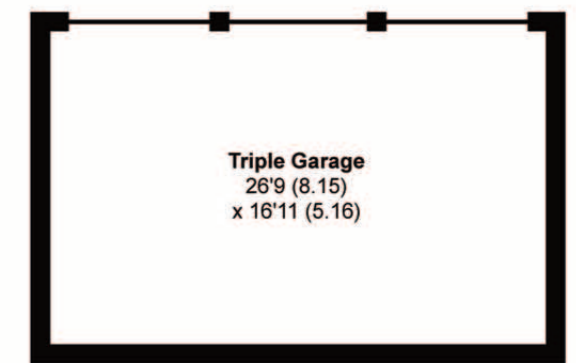
GROUND FLOOR



FIRST FLOOR



Area: 0.3795 acres (1535.76 m²)



Triple Garage
 26'9 (8.15)
 x 16'11 (5.16)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. REF: 985385

ANTI-MONEY LAUNDERING REGULATIONS

It is a legal requirement that we receive verified identification from all buyers before a sale can be formally instructed. Your cooperation on this matter is much appreciated to ensure there is no unnecessary delay in concluding a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FUNDING

Prior to agreeing a sale, our clients may require us to obtain a proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays and will inform you of what we require prior to agreeing a sale.

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