



Treglennick

New Mills Lane, Kenwyn, Truro



## A beautifully presented multigenerational home with large gardens in the highly sought after Kenwyn area of Truro.

Commanding private gated grounds of c. 1.2 acres, this wonderful home and annexe with lodge, garage and further outbuildings offers great versatility for multigenerational living, one large home and income potential, conveniently situated on the peaceful rural fringes of Truro.



**3 RECEPTION ROOMS**



**4 BEDROOMS**



**3 BATHROOMS**



**GARAGE & LODGE**



**1.2 ACRES**



**FREEHOLD**



**SEMI-RURAL**



**2,865 SQ FT**



**GUIDE PRICE  
£1,150,000**



### The property

Treglennick is a beautifully presented, broad detached family home, with an annexe, further secondary accommodation, double garage and a range of outbuildings extending over 4,500 sq.ft and set within 1.2 acres of delightful private grounds. Wonderfully versatile, the property is perfectly suited for a large family or multigenerational living and having undergone recent improvements, including new double glazing and solar panels with battery store, the property provides great energy efficiency.

The main home and annexe are arranged as two distinct living areas, both of which are in an accessible ground-floor layout, connected by internal doors, but providing independent living too. The main living space features a triple aspect sitting room with dual sliding glass doors opening onto the gardens, plus a fireplace fitted with a stove. Adjoining the sitting room is the open-plan kitchen and dining area, which has modern fitted units, wooden worktops and an Aga, as well as space for a family dining table. There are three double bedrooms in this part of the house, all of

which are well-presented, with two benefitting from built-in storage. There is also a family bathroom and an additional shower room.

The secondary living area could be combined into the main home for additional living and entertaining space, or used for guests or holidaymakers. It includes a spacious reception room with a dual aspect and French doors opening onto the gardens, plus an adjoining office. There is also a well-equipped kitchen and a generous double bedroom with fitted wardrobes and an en suite bathroom with a bathtub and a separate shower unit.

The detached caravan/lodge offers further useful overflow accommodation for family or income potential. It comprises an open-plan sitting area and kitchen, as well as three bedrooms and a shower room.

### Outside

A long sweeping drive from an electric gated entrance leads to generous parking next to the home, which





stands handsomely overlooking its south and west facing gardens. Boarded by a variety of mature shrubs and trees and commanding c. 1.2 acres, there is wonderful, yet surprising amount of privacy and space for this edge of city location. There are many different pockets of garden to enjoy the sun throughout the day, including rolling lawns, summerhouse, greenhouse, open and sheltered decking areas plus a swim spa pool with retractable cover. A useful workshop and store allow the double garage to be used as a home gym, with a spacious office to the rear. Also within the grounds is a very well equipped modern lodge/caravan.

### Location

Located in the highly desirable Kenwyn area of Truro, the property is moments from beautiful rolling countryside yet conveniently within 1 mile of the city centre. Truro is Cornwall's capital city and has the widest range of facilities in the county including many supermarkets, businesses, first class shopping, a wide range of restaurants and bars, a cinema, theatre and golf course. There is a good number of state and

independent schooling in the area including Truro School, Truro Prep School and Truro High School for Girls.

Being on the rural fringes of the city, you are spoilt for choice with countryside walks, with nearby Idless Woods a must with the dog. There is easy access to both the north and south coast with a selection of wonderful beaches and great surfing to the north, Perranporth just 8 miles away and some of the finest sailing in the country towards the university town, Falmouth, 12 miles away.

Truro is on the mainline to London Paddington which takes approx. 4 ½ hours. Cornwall Airport Newquay, 17 miles away, offers international and national flights, including flights to London Gatwick taking just under an hour.



### Distances

- Truro - 0.8 miles

### Nearby Stations

- Truro train station - 1.2 miles
- Cornwall Airport - 17 miles

### Key Locations

- Idless Woods - 2 miles
- Royal Cornwall Hospital - 1.5 miles
- Perranporth Beach - 8 miles
- Falmouth - 12 miles
- Truro Golf Club - 1.2 miles

### Nearby Schools

- St. Marys C of E - 0.8 miles
- Truro School (independent) - 1.5 miles
- Truro High School For Girls - 1.8 miles
- Penair Secondary School - 2.3 miles





The position & size of doors, windows, appliances and other features are approximate only.  
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## Floorplans

House internal area 1,865 sq ft (266 sq m)  
Garage internal area 477 sq ft (41 sq m)  
Outbuildings internal area 1,242 sq ft (115 sq m)  
Total internal area 4,554 sq ft (423 sq m)  
For identification purposes only.

## Directions

TR1 3EB

what3words: /// store.statue.trick

## General

Local Authority: Cornwall Council

Services: connected to mains gas, electric, water and drainage with PV solar panels, battery store and EV charging point.

Mobile and Broadband checker: There is full fibre and a gigabit connection. Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: B (90)

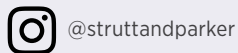
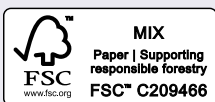
## Cornwall

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