



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10112

£765,000

14 Gwarak Riel,  
Truro, Cornwall, TR1 1FB

FREEHOLD



**A very impressive, three storey townhouse of elegant proportions boasting almost 2,200sq.ft. of immaculately presented accommodation, with 9'10" high ceilings, large sash windows and feature detailing throughout. With versatile, light filled rooms including a superb 23'7" long lounge, a kitchen/dining room, a second reception room and 4 double bedrooms (1 en-suite) plus a south west facing, tiered rear garden and a double garage. Situated on the magnificent and iconic 'Royal Crescent', within walking distance of schools, the city centre and the water at the picturesque village of St Clement.**





### **SUMMARY OF ACCOMMODATION – In all, about 2,619sq.ft. (including garage)**

**Ground Floor** Entrance hallway, kitchen/dining room (18'1" x 17'1"), dining room (16'1" x 13'9"), wc/utility room.

**First Floor** Lounge (23'7" x 14'1") , principal bedroom (17'1" x 12'10") with en-suite shower room.

**Second Floor** Guest bedroom (14'5" x 13'9"), bedroom 3 (17'1" x 8'6"), bedroom 4 (14'1" x 8'6), family bathroom.

**Outside** South west facing tiered garden with a broad patio and a level area of lawn. Double garage (20'4" x 20'4").

### **DESCRIPTION**

Gwarak Riel (The Royal Crescent) is an iconic crescent which is now an impressive and imposing Truro landmark which was inspired from the stunning Georgian architecture of Truro and Bath combined and designed by award winning architect Ben Pentreath, who is renowned as one of the foremost designers of new, traditional buildings and country houses and who worked in conjunction with The Duchy of Cornwall to produce an extremely high quality and tasteful collection of homes on the fringes of the city centre. Number 14 Gwarak Riel benefits from excellent far reaching views over verdant countryside and has been owned by our clients since its build completion in 2020.

A superb wide entrance hallway has a wc/utility room at the far end and an elegant turning staircase, with sash window at half level landing and built-in storage cupboards under leads to the first floor. The ground floor accommodation comprises of two excellent rooms, both with 9'10" high ceilings. The first room is incredibly versatile and can be used as a second reception room or a dining room with two large sash windows overlooking the surrounding countryside, whilst the kitchen has a bay window with double doors opening to the rear garden and light coloured soft close base units under a light granite worktop with integrated appliances including two ovens, a wine cooler, a dishwasher and fridge/freezer. There are further matching wall mounted units, tall cupboards and an Everhot range cooker. The kitchen and hallway have beautiful high end flooring which was fitted during our clients ownership.



The first floor accommodation is where arguably the best room of the house can be found – a stunning 23'7" x 14'1" lounge with three large sash windows, a 9'10" high ceiling and an attractive, contemporary woodburning stove set upon a slate hearth with fitted cabinets, bookshelves and cupboards beside which were fitted by Neville Johnson during our clients ownership. The principal bedroom benefits from a bay window which overlooks the rear garden, has a built-in wardrobe and a fully tiled en-suite shower room with a walk-in double length shower cubicle with rain shower head over.



On the second floor there are three further double bedrooms, with the guest suite benefitting from two large sash windows which overlook miles of

countryside and the third bedroom has fitted wardrobes with hanging rails and shelving which were also added during our clients ownership and fitted by Neville Johnson. There is a family bathroom which is excellently appointed, fully tiled and boasts a panelled bath, wc and a bidet.

Outside, a level paved patio with curved stone walling leads straight out from the kitchen/dining room and is the perfect space for outside entertaining and alfresco dining. A flight of steps ascend the garden with two tiered levels to one side, one which is laid to lawn and one which has been left to grow wildflowers. These steps ascend to the rear of the double garage.

Gwarak Riel is situated on the fringes of Truro city centre, just a short walk away from Waitrose and both Penair and Truro secondary schools whilst also being a very pleasant walk away from the picturesque and serene hamlet of St Clement which fronts the Tresillian river and forms part of a circular walk that leads to the village of Malpas.

**In all, a supreme and very elegant home which has all the trademarks and benefits of a period property, yet is modern, energy efficient and easy to maintain which has to be viewed to be fully appreciated.**







## **LOCATION**

Gwarak Riel, 'The Royal Crescent', is one of the most impressive new developments in the city of Truro.

With the city centre shops, restaurants, cafés, offices and other leisure facilities on the doorstep and with some of the best private schooling in the south west within walking distance, there is no more convenient place to be in Cornwall. Truro's facilities are unequalled by any other town in Cornwall and as it is the capital city it also acts as the main administrative centre for Cornwall.

Within a short drive to the south are the sailing waters of the Carrick Roads which are deservedly known as some of the best day sailing waters in northern Europe with many rivers, inlets and coves to explore. Both Helford and Fowey rivers are within day sailing distance, although there are many ports close to hand (St Mawes, Mylor, Falmouth etc), that offer mooring and dinghy facilities. To the north of Truro lies the dramatic north Cornish surfing coast with many different long sandy beaches and coastal walks to enjoy. For those more interested in dry land activities there are a host of quality golf courses nearby and Truro and the surrounding towns have a good variety of thriving sports clubs.

There is a main line railway station in Truro that runs on the Penzance to London Paddington line, with London being approximately 4½ hours away. The A30 expressway has recently been improved with a new large section of dual carriageway which allows even quicker access to Exeter and the motorway network beyond.



## **GENERAL INFORMATION**

**VIEWING** Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

**POST CODE** TR1 1FB.

**SERVICES** Mains water, drainage, electricity and gas.

**COUNCIL TAX BAND** F (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

**DIRECTIONS** From Truro take the A39 north. At Trafalgar roundabout take the second exit onto Tregolls Road. At the traffic lights (before Waitrose), turn left to Newquay A39. Pass the Dunelm turning on the left and take the first right, signed to Park and Ride. Continue on this road and take the second right to the rear of Gwarak Riel, signposted Stablys Hellan and the garage and parking can be found after a short distance on the left hand side. One of our agents will greet you. If you have walked past the centre point of the terrace then you have gone too far.

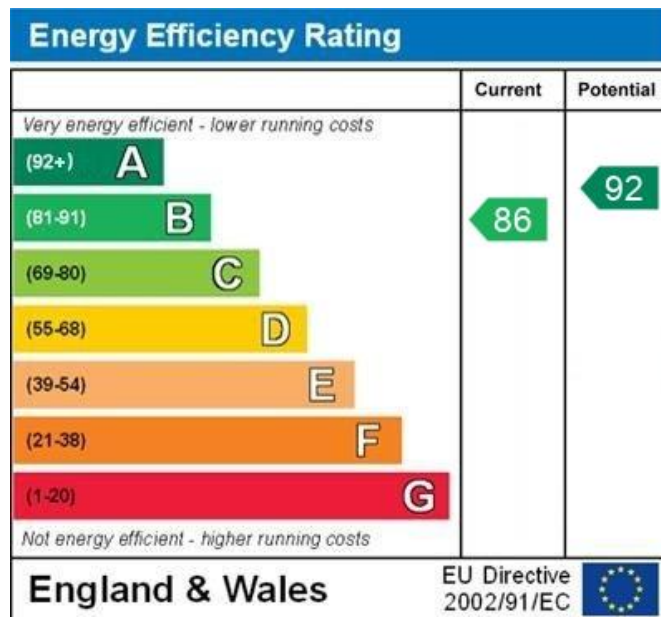
**THE GARAGE** The garage is leasehold on a 995 year lease which expires on the 31<sup>st</sup> December 3015 with a ground rent of £1 per annum. Further information can be supplied upon request.

**AGENT’S NOTE** The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

**OFFICE OPENING HOURS** Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

**THE PROPERTY OMBUDSMAN**

Approved Redress Scheme



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