



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9244

Offers around £750,000

20 Knoll Park,
Truro, Cornwall, TR1 1FF

FREEHOLD



To be sold for the first time in 27 years.

An imposing detached, 3 bedroomed, 2 reception roomed house situated in one of the largest plots in this prestigious and highly regarded residential setting within striking distance of the city centre.

With over 2,500sq.ft. of spacious and versatile accommodation which is ripe for refurbishment.

The principal rooms all enjoy superb and delightful views to the surrounding countryside from the south facing rear garden plus off-road parking for 3-4 vehicles and an integral double garage.





SUMMARY OF ACCOMMODATION – In all, about 2,575sq.ft.

Ground Floor: entrance hall, kitchen/breakfast room, formal dining room, living room, utility, wc, integral double garage.

First Floor: large landing, principal bedroom with dressing room and en-suite bath/shower room. Guest bedroom with built-in wardrobe, bedroom 3 with built-in wardrobes, family bath/shower room, pair of large airing cupboards.

Outside: off-road parking on a brick paved driveway for 3-4 vehicles, level lawn to both sides with access to the rear garden which is mostly laid to lawn with high hedge boundaries and a raised sun terrace with beautiful rolling countryside views.



DESCRIPTION

20 Knoll Park is a particularly attractive, detached family home of considerable quality and is a fine example of the individually designed properties in one of Truro's highly regarded and sought after and extremely convenient locations. The accommodation in the property is both spacious and interesting with both main reception rooms having angled bay windows from which to enjoy the garden and the countryside view beyond, together with the spacious principal and secondary bedrooms also having an elevated outlook.

From the large reception hall, opening to the formal dining room and in turn the triple aspect sitting room both of which with angled bay windows and from the sitting room doors to the rear terrace and garden enjoying the southerly countryside view. The kitchen/breakfast room is fully fitted with a comprehensive range of cabinets and cupboards, the window to the front elevation overlooking the front garden. Accessed from the reception is a good sized utility with door to the rear garden, ground floor wc and door opening to the integral double garage. From the formal dining room, turning staircase leads to a good sized landing with doors to the bedrooms and family bath/shower room. The dual aspect principal bedroom has built-in wardrobes with an opening to the dressing room and en-suite bath/shower room. The principal bedroom and guest bedroom both enjoy far reaching countryside views over the south facing rear garden. The third bedroom to the front of the property with built-in wardrobes and a window overlooking the front garden.

To the front of the property, a brick paved broad driveway that allows ample parking for 3-4 vehicles and access to the integral garage. To both sides of the driveway are lawned gardens which both in turn lead to the rear garden to the raised sun terrace with raised views over the rear garden which has well established and mature boundaries and countryside views beyond.

The availability of 20 Knoll Park represents a wonderful opportunity to acquire a large and spacious detached family home in a highly desirable location on the outskirts of Truro. The property provides extensive accommodation which is in need of refurbishment, the elevated views to the rolling countryside and garden being a particular feature and accordingly, any discerning homebuyer is encouraged to make a viewing appointment which is unhesitatingly recommended by arrangement through the vendor's sole agent.

AGENT'S NOTE

20 Knoll Park has been in the same ownership since 1996. It is now with reluctance, but necessity that the property is being offered for sale by its elderly owner.

In a market where property sales are more increasingly subject to linked transactions, it cannot be overstated enough the opportunity available which is being offered for sale with no onward related transaction.

Not to scale – for identification purposes only.

20 Knoll Park, Truro

Approximate Area = 2575 sq ft / 239.2 sq m (includes garage)

Limited Use Area(s) = 80 sq ft / 7.4 sq m

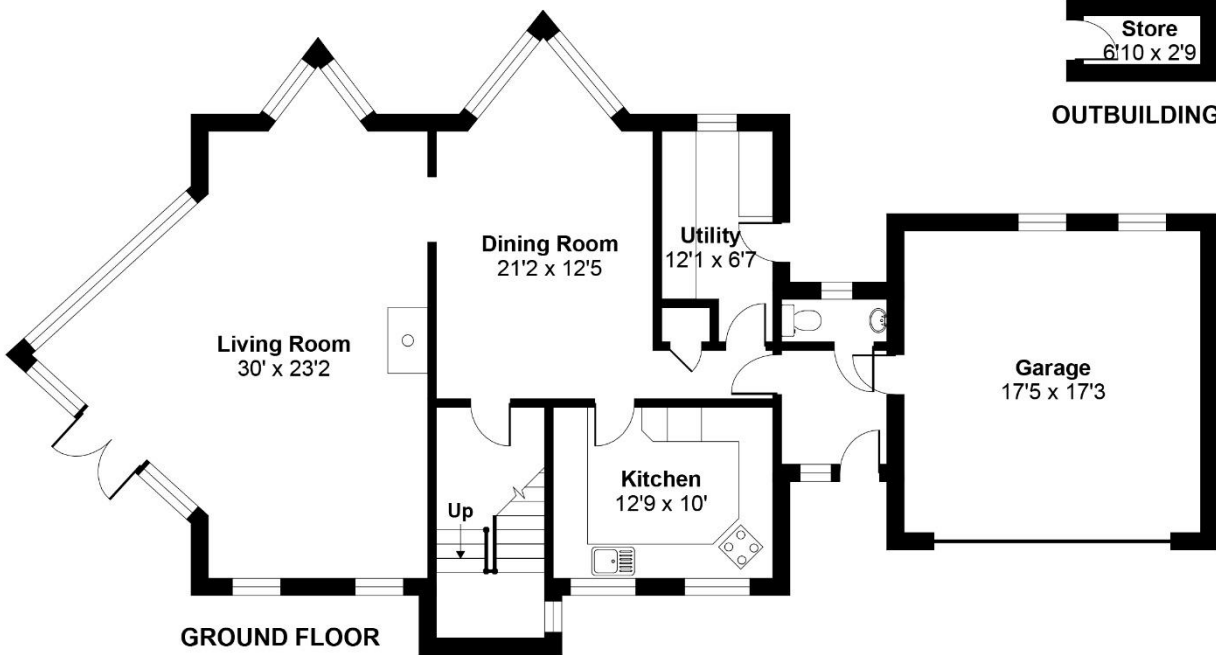
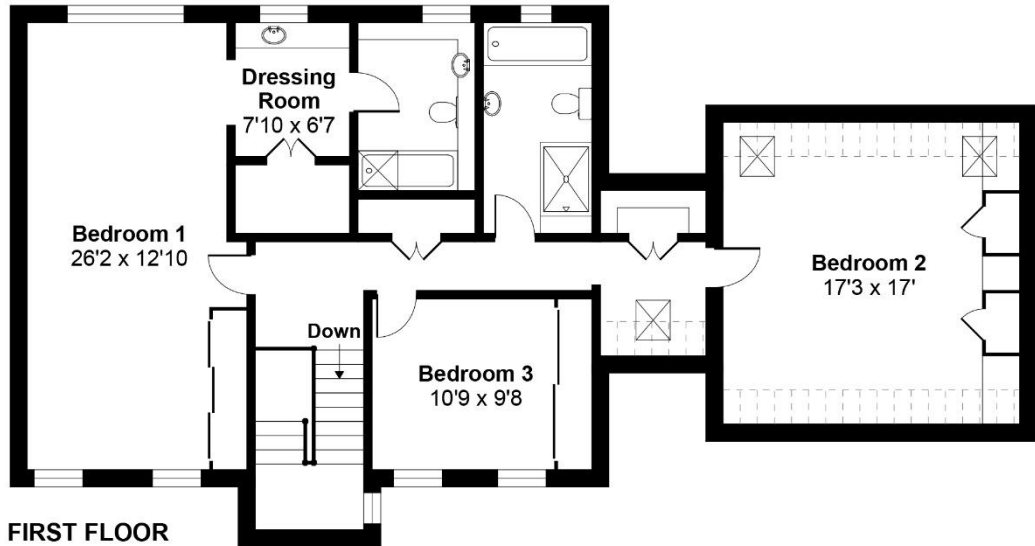
Outbuilding = 19 sq ft / 1.7 sq m

Total = 2674 sq ft / 248.4 sq m

For identification only - Not to scale



Denotes restricted head height



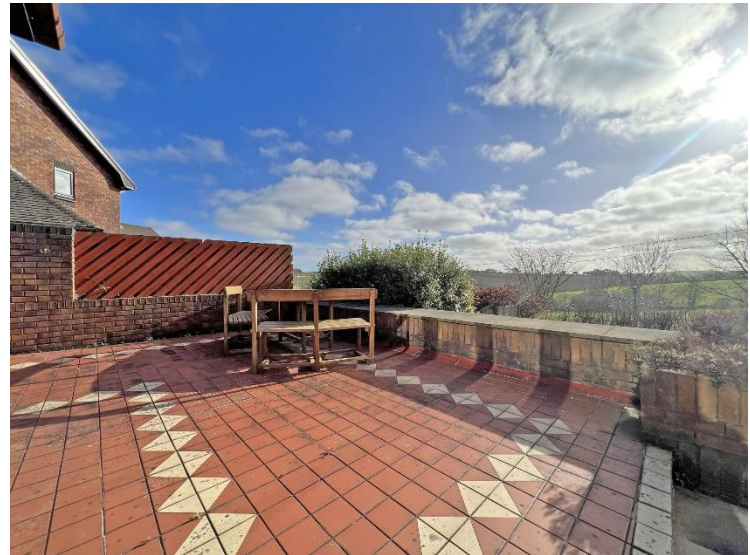
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Lillcrap Chilcott. REF: 941966

LOCATION

Situated in an elevated position the eastern side of Truro, within ½ a mile of the city centre, 20 Knoll Park is an accessible location for the city and all its amenities, yet is within a short walk of open countryside and the nearby picturesque riverside village of St Clement. St Clement is approximately 1½ miles away and occupies a delightful setting, on the tidal Tresillian River, where woodland descends to the shoreline and there are footpaths ideal for dog walking.

Truro has some of the best schooling facilities available within Cornwall and 20 Knoll Park is ideally located between the independent, co-educational Truro School and also the very well regarded state run Penair School, both of which are within a short walk of the property. Also within Truro city is the independent High School for Girls. Truro is the centre for retailing, administration and business within Cornwall and offers an ever expanding range of leisure and dining facilities. Access to Truro has recently been improved with the A30 expressway now being dual carriageway almost all the way to the M5 junction at Exeter. Approximately ½ an hours' drive away is Cornwall Airport Newquay, with a wide range of internal and international daily flights. Truro also has a mainline railway station with London Paddington being approximately 4½ hours travelling time. Both north and south coasts are easily accessible from Truro, there is no better opportunity within Britain to appreciate sailing on the south coast and surfing on the north coast at any number of different locations.





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 1FF.

SERVICES – Mains water, electricity, drainage and gas.

COUNCIL TAX BAND – G (see www.mycounciltax.org.uk).

DIRECTIONS – From Trafalgar roundabout proceed up St Clements Hill. Continue to the top of the hill passing the turning for St Clements on your right. Knoll Park can be found on the right hand side shortly before Truro Rugby Club. Once into Knoll Park the no-through road immediately turns around to the right and a little further on there is a small T-junction on your left. No. 20 can be found a short distance ahead of you on the right hand side.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

