LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR51693686 **£550,000**

15 Tressa Dowr Lane,
Truro, Cornwall, TR1 1AR **FREEHOLD**



To be sold with no onward chain.

A highly specified and immaculately presented detached executive-style family house, conveniently positioned for Truro city centre and local schooling, with Archbishop Benson, Tregolls Academy, Penair Secondary School and Truro School all within walking distance. With 4 bedroomed, 3 bath/shower roomed accommodation extending to around 1,700sq.ft., with enclosed south-facing gardens, driveway parking for up to 4 vehicles, large double garage and views of Truro Cathedral to the rear.







SUMMARY OF ACCOMMODATION – In all, around 1,703sq.ft.

Ground Floor Entrance lobby, living room, dining room/kitchen, utility room, wc.

First Floor Landing, 4 bedrooms (2 with en-suite shower rooms), family bathroom.

Outside Oversized double garage, driveway parking for up to 4 vehicles, enclosed gardens to the rear with a raised-slate paved terrace and steps down to a large south-facing lawned garden with treelined boundaries.





DESCRIPTION

15 Tressa Dowr Lane is an immaculately presented, highly specified four bedroomed detached executive-style family house on the outskirts of Truro city centre. To the rear, the house commands superb views over Truro city incorporating Truro Cathedral.

The property has been much improved throughout our clients' ownership and includes a stunning dining room/kitchen with Corian worksurfaces and upstands with integrated Neff appliances and bifolding doors opening onto a raised slate paved terrace. There is a separate living room, utility room and wc on the ground floor.

On the first floor, there are four bedrooms. The principal bedroom has an en-suite shower room and large dressing room (or bedroom 4 – see accommodation comprises section below). There are two further double bedrooms, one of which has an en-suite shower room, and a family bathroom. All bath/shower rooms are fitted with Villeroy & Boch sanitaryware and there is even a television over the bath in the family bathroom.

Outside, a tarmacadam driveway provides parking for up to four vehicles and access to the double garage – the garage has been extended and now serves as an ideal gym/workshop as well as garage.

To the rear, there is a raised slate-paved terrace from which there are lovely views over Truro city and the cathedral – this space is usable all year round by virtue of its electrically operated awning and outdoor heating as well as mood lighting. The gardens are lawned and level, enclosed by fencing and mature fruit trees including apple and plum, making for a very private, safe family garden.

LOCATION

Tressa Dowr Lane is situated on the eastern outskirts of Truro city in a quiet cul-de-sac, a location which has developed into an exceptionally popular residential area, originally primarily developed by Wain Homes, this is a particularly convenient location for easy access to the city centre and for access out of Truro to St Austell and to the A30.

Truro is the principal retailing, administrative and commercial centre for Cornwall and offers a wide and every improving range of shopping, business, leisure and schooling facilities. The city has more recently gained a reputation as Cornwall's best served and most varied evening entertainment centre with a large variety of restaurants and bars, along with a cinema and the successful Hall for Cornwall theatre, with many other individual events taking place on Lemon Quay. Truro is ideally situated for sporting activities with many good quality golf clubs nearby, a sports centre, squash club, two tennis clubs, rugby and football clubs. Water sports are also near to hand as Truro is no more than 15 minutes' to either the surfing beaches of the north coast, or the Carrick Roads, some of the finest day sailing waters in the United Kingdom, situated on the south coast of Cornwall. To have all of this immediately on one's doorstep is why Truro is one of the most popular places to live and work in Cornwall.

THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)

ENTRANCE LOBBY UPVC entrance door with double-glazed window, mat well, opening into:-

DINING ROOM / KITCHEN – 21' x 16'2" A very light dual-aspect room with broad double-glazed window to the front elevation and 12'10" bifolding doors opening to the rear garden with views of Truro cathedral. Engineered oak flooring.





KITCHEN A bespoke fitted German kitchen with Corian worksurfaces and upstands, with handleless cupboards and drawers beneath, with additional wall-mounted cupboards above. With a range of Neff integrated appliances including two mid-level 'hide and slide' ovens, four zone induction hob with extractor hood over and dishwasher. CDA wine cooler. Double inset sink with Quooker instant hot boiling water tap. Large central kitchen island with undercounter breakfast bar seating and additional concealed storage cupboards. NEST home control panel.

DINING ROOM Radiator, door to utility room, full-height bifolding doors opening onto the raised slate paved terrace with views of Truro cathedral.

LIVING ROOM – 20'5" x 11'6" A dual-aspect room with broad double-glazed window to the front and double patio doors to the rear opening onto the slate paved terrace. LVT flooring, coved ceiling, two radiators, gas fire on a composite hearth with timber surround and mantel over.





WC Engineered oak flooring, Villeroy & Boch low flush wc, Villeroy & Boch wash hand basin, radiator, double-glazed window, RCD fuse board.

UTILITY ROOM – 9'5" x 8'8" Engineered oak flooring, double-glazed window to the rear, half-glazed pedestrian door to the raised slate paved patio, internal door to garage, radiator, Corian worksurfaces and upstands, handless cupboards below and additional wall-mounted cupboards above, Neff washing machine and White Knight tumble dryer, inset Corian sink, extractor fan.

FIRST FLOOR

LANDING Coved ceiling, radiator, loft access.

PRINCIPAL BEDROOM – 12'9" x 11'4" Radiator, double glazed window to the front, door to dressing room/bedroom 4 (see below) and door to:-





EN-SUITE SHOWER ROOM Tiled flooring, full-height tiled walls, low flush Villeroy & Boch wc, Villeroy & Boch wash hand basin with vanity drawer beneath and backlit mirror-fronted medicine cupboard above. Walk-in double shower cubicle with rainwater shower head, additional shower attachment and two tiled alcoves. Heated towel rail, extractor fan, double glazed window.



DRESSING ROOM / BEDROOM 4 – 9'4" x 8'10" Currently used as a dressing for the principal bedroom. However, there is a door from the landing which could easily be reinstated with the removal of one set of open-fronted wardrobes to create a fourth bedroom. The door from the principal bedroom would need to be blocked up unless it was used as a nursery. With around 17'5" of open-fronted storage including open-fronted wardrobes with shelving and hanging space, chest of drawers, jewellery display cabinet and watch display unit. Radiator, double-glazed window to the rear with exquisite views of Truro cathedral.



BEDROOM 2 – 11'8" x 11'4" (maximum wall to wall measurements) Double-glazed window to the front elevation, radiator, built-in double wardrobes with sliding mirror-fronted door, shelving and hanging space. Door to:-

EN-SUITE SHOWER ROOM Tiled flooring, full-height tiled walls, Villeroy & Boch low flush wc, Villeroy & Boch wash hand basin with backlit mirror-fronted medicine cupboard above, walk-in double wet-room shower with rainwater shower above and additional shower attachment, heated towel rail, extractor fan, ¾ height mirror-fronted storage cupboard.

BEDROOM 3 – 8'8" x 8'5" Radiator, built-in storage cupboard with shelving, double glazed window to the rear with magnificent views of Truro cathedral.





FAMILY BATHROOM Tiled flooring, full-height tiled walls, Villeroy & Boch low flush wc, Villeroy & Boch wash hand basin with vanity drawer beneath and tiled shelf above, two electric shaver sockets, Villeroy & Boch panelled bath with shower attached and built-in waterproof television, wall-mounted mirror, extractor fan, heated towel rail, double-glazed window. Airing cupboard housing unvented pressurised water cylinder.

OUTSIDE



To the front, there is a tarmacadam driveway providing parking for up to four cars, and a slate path connects to the front door. Adjoining the path there is a level lawn.

OVERSIZED DOUBLE GARAGE – 26'9" x 18' (measurements inclusive of utility room) Electric

roller shutter door, lighting and power, open eaves storage with further wall-mounted storage cupboards and worksurfaces to the rear with inset stainless steel sink. A very useful space perfect for a home gym or workshop.

To the rear, there is a broad south-facing slate-paved terrace enclosed by low walling with built-in lighting and an electronically operated awning above the bifolding doors to the dining room – an impressive outside dining space usable through all seasons due to the awning and outside heating. Steps lead to a lower area of level lawned garden enclosed by fencing and a raised flower beds with a number of shrubs and plants including agapanthus and an acer. There is also an apple tree and a plum tree in the lower garden. All of the rear gardens are south-facing and ideal for entertaining and area safe for children – there are two access paths to either side of the house and an outside water tap on the slate terrace.





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 1AR

SERVICES Mains water, drainage and electricity. Gas fired central heating via radiators.

MOBILE PHONE COVERAGE All major providers likely.

BROADBAND Ultrafast broadband available – 1800 Mbps highest available download speed. 220 Mbps highest available upload speed. (Source: Ofcom).

COUNCIL TAX BAND E (see www.mycounciltax.org.uk).

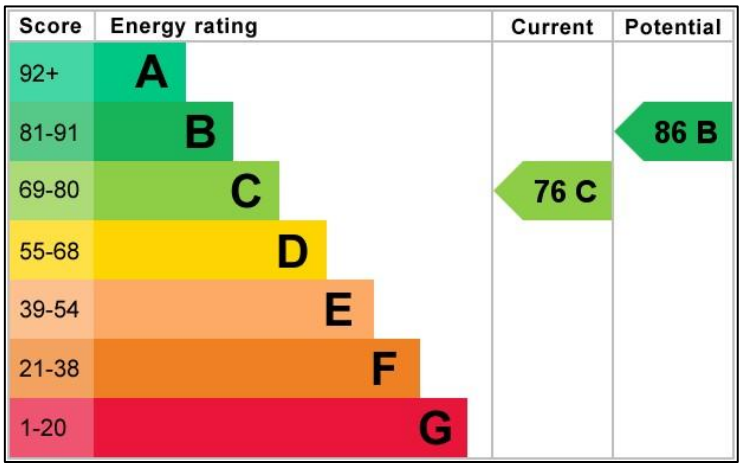
DIRECTIONS Proceed up Tregolls Road, passing The Alverton Manor on the left hand side. Upon reaching the traffic lights, take the right hand turning onto Beechwood Parc. Proceed along this road until you reach a T-junction, turn right onto Tinney Drive and then pass the entrance to Kel Avon Close on your right, take the next turning left into Tressa Dowr Lane and No. 15 will be found after a short distance on the left hand side. If you start going uphill and bear right on Tinney Drive, you have gone too far.

WHAT3WORDS ///breed.harsh.easy

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, including the broadband speed and mobile phone coverage, 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. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

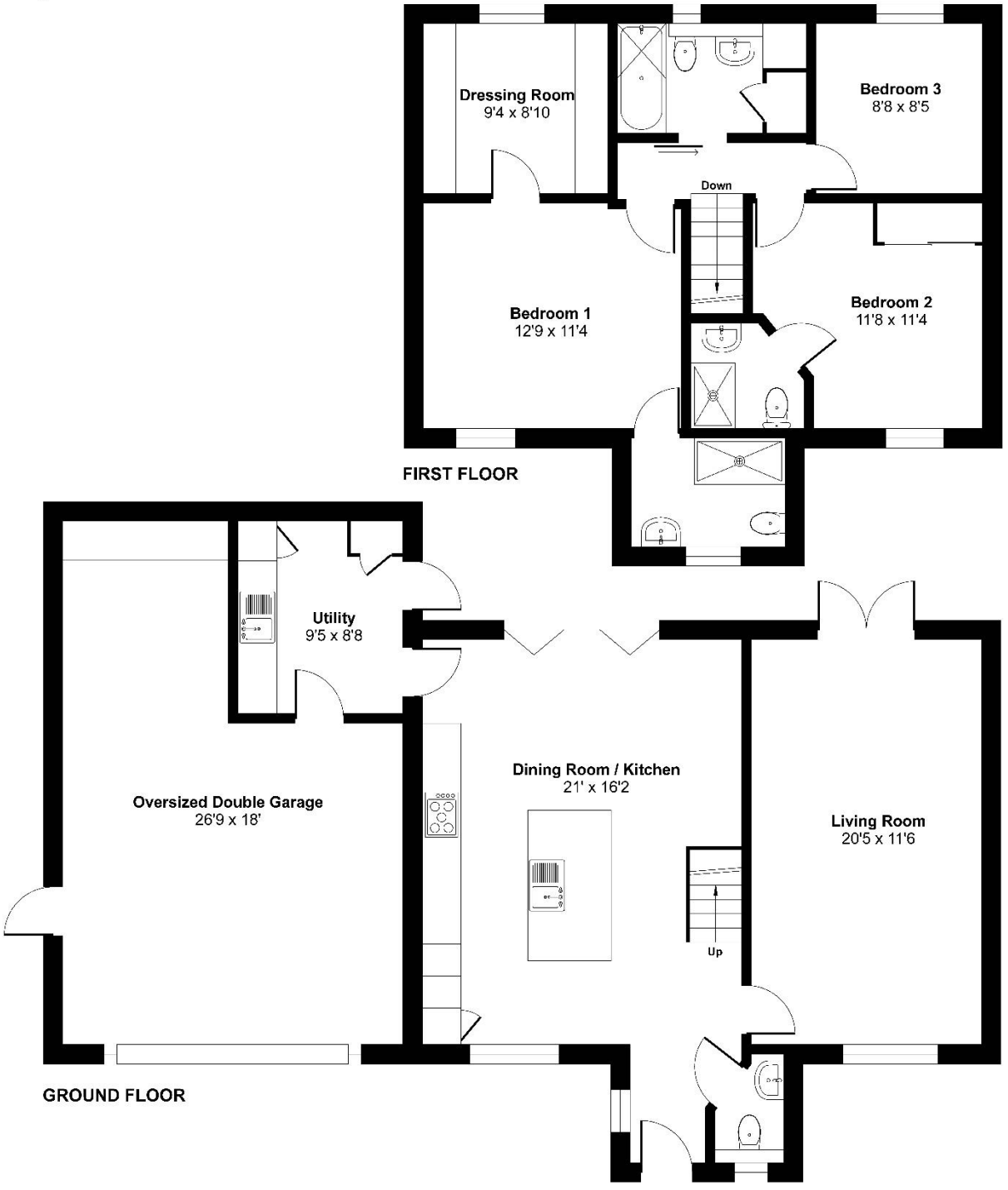
OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN
Approved Redress Scheme

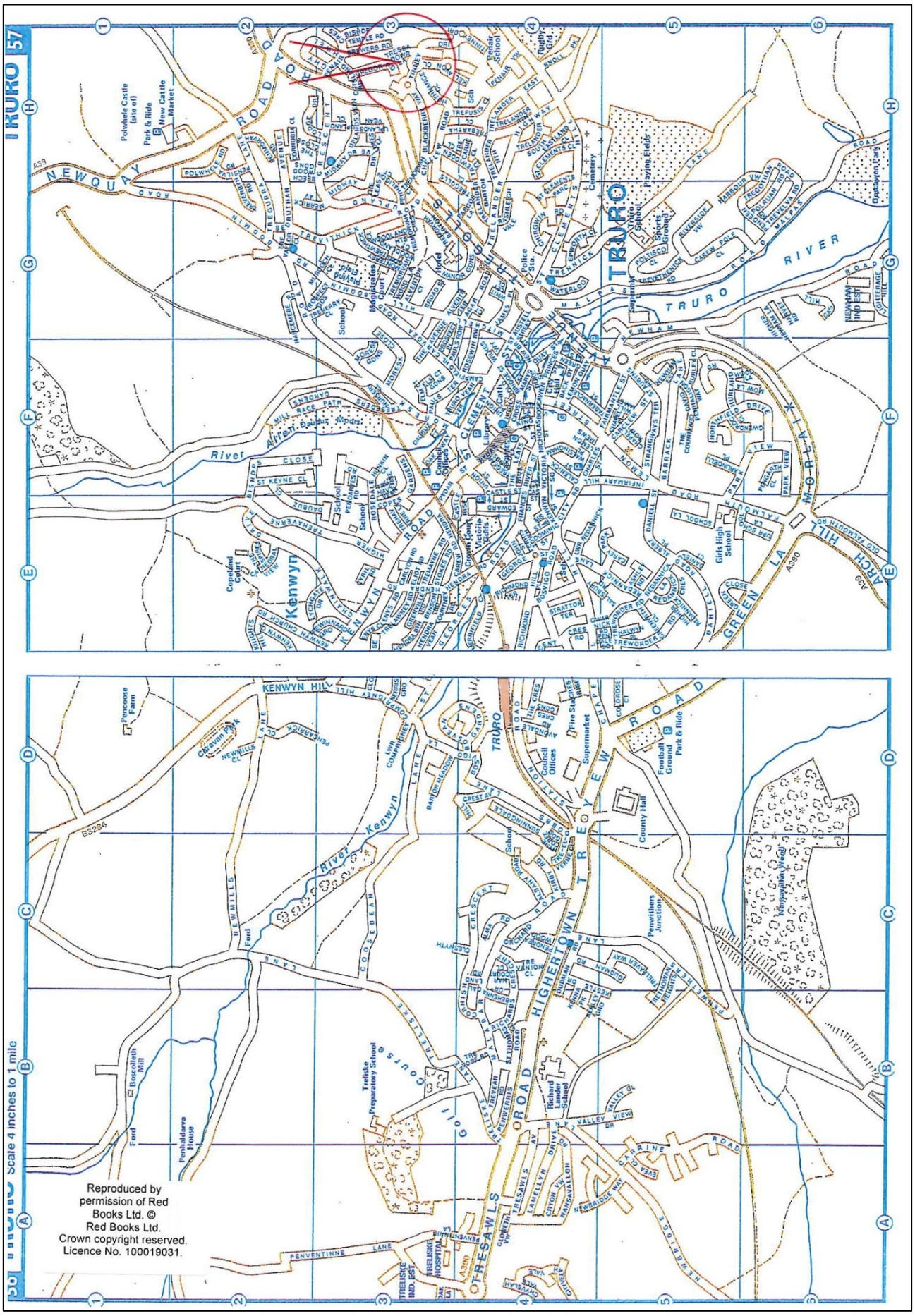


Not to scale – for identification purposes only.

Approximate Area = 1337 sq ft / 124.2 sq m
Garage = 366 sq ft / 34 sq m
Total = 1703 sq ft / 158.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Lillicrap Chilcott. REF: 1511291


TRURO 57
NEWQUAY ROAD
TRURO
TRURO RIVER
Kenwyn
River Allen
KENWYN HILL
TRURO
RIVER
Kenwyn
HIGHERTOWN
TRESAWLS
Scale 4 inches to 1 mile
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New Mill
Newbridge
Penweathers
Playing Place
Quenchwell
Carnon Downs
Devoran
Chycoose
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Feock
Harcourt
Carclew
Restronguet Point
Restronguet Passage
Mylor Bridge
Mylor Churchtown
Penryn
Tregavethan
Calenick
Nansavallan
Trethowell
Porth Kea
Old Kea
Penelewey
Come-to-Good
Goonpiper
Trelissick
Tresillian
Merther
Merther Lane
St Clement
St Michael Penkevil
Tregothnan
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