



ROHRS & ROWE



West Penarth House  
St Clements Hill  
Truro  
TR1 1NX

- Attractive Neo-Georgian house
- Lovely countryside views
- Generous sitting room
- Kitchen / living room
- Dining room
- Study
- Broad entrance hallway
- Master bedroom en suite
- Three further good sized bedrooms
- Family bathroom
- Detached garage with en suite room above
- Gardens and grounds of circa 0.6 acres
- EPC D
- Council Tax Band G



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**GENEROUS PERIOD STYLE 5 BEDROOM RESIDENCE SET IN PEACEFUL LOCATION CLOSE TO THE FACILITIES OF TRURO, WITH STUNNING GARDENS AND GROUNDS AND BEAUTIFUL COUNTRY VIEWS.**





#### PROPERTY

West Penarth House is a beautiful residence set on the edge of Truro and within easy reach of the river at St Clement. The property offers very generous accommodation throughout with a charming neo-georgian styling which ensures that the house is flooded in light with its generous windows. A broad entrance hallway sets the scene and leads into the impressive sitting room with its triple aspect of the garden and the lovely countryside beyond. The southerly aspect ensures that the room is bright throughout the day. The kitchen / living area is equally impressive and a wonderful space to entertain friends and family with access via the study back out to the garden beyond. The dining room is across the hallway and could alternatively be used as an additional reception room and again enjoys a lovely out look. Upstairs the master suite is wonderful and offers a spacious walk in wardrobe and a lovely en suite shower room. There are three further good sized bedrooms and a well appointed family bathroom.

The property is approached along an attractive driveway with the gardens on either side. Closer to the house is a courtyard and a beautiful copper beach tree making a lovely impression. The garage is well positioned and offers a further ensuite bedroom, perfect for guests or alternatively would make a fabulous home office. The main gardens are set to the mid and rear of the property and have been beautifully landscaped with a wide variety of specimen plants and shrubs.







**ST CLEMENT**



**TRURO**



**MYLOR YACHT HARBOUR**



**ST MAWES**

**LOCATION**

Truro is a beautiful city centred around its magnificent Bath Stone cathedral and the elegant streets that surround it. It is said to be the finest example of Georgian architecture to the west of Bath. The city offers great shopping and business facilities with numerous restaurants and bars as well as a fine selection of private and state schooling. There is a mainline railway station providing a direct service to London Paddington. The north and south Cornwall coasts are both easily accessible from Truro, which combine to enable the most amazing lifestyle opportunities, with picturesque sailing waters to the south and excellent surfing to the north, on some of the most spectacular beaches in the country. The village of St Clement is the most idyllic setting, located on the banks of the Tresillian River, a tributary of the River Fal.

**DISTANCES**

Truro City Centre: 3/4 Mile • St Clements: 1 Mile • Truro Golf Club: 2.7 Miles • Malpas Heron Inn: 2.5 Miles • Mylor Yacht Harbour: 11 Miles • Falmouth Marina and Golf Club: 12 Miles • Newquay





# West Penarth House, St. Clements Hill, Truro, TR1 1NX

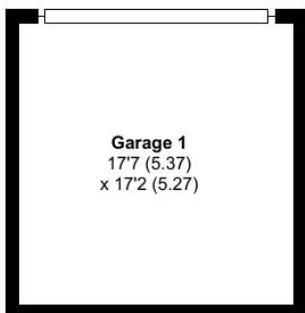
Approximate Area = 2595 sq ft / 241 sq m

Limited Use Area(s) = 46 sq ft / 4.2 sq m

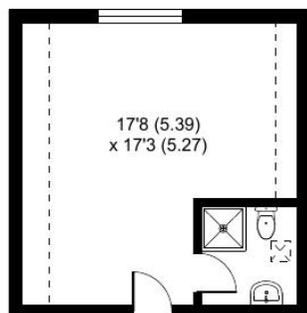
Garage = 564 sq ft / 52.3 sq m

Total = 3205 sq ft / 297.5 sq m

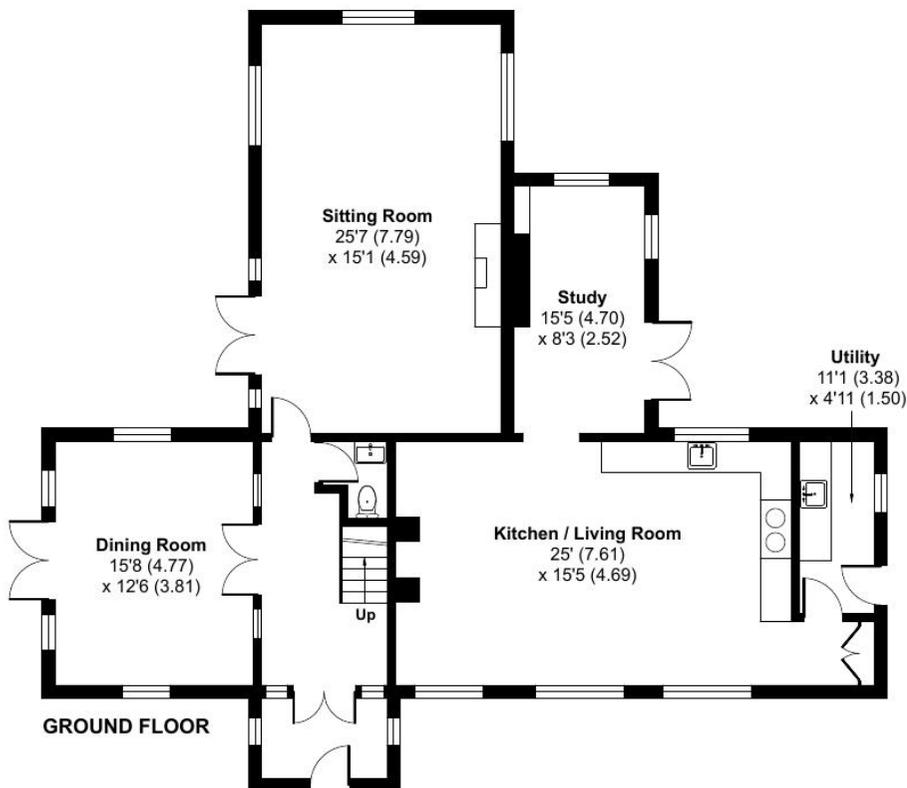
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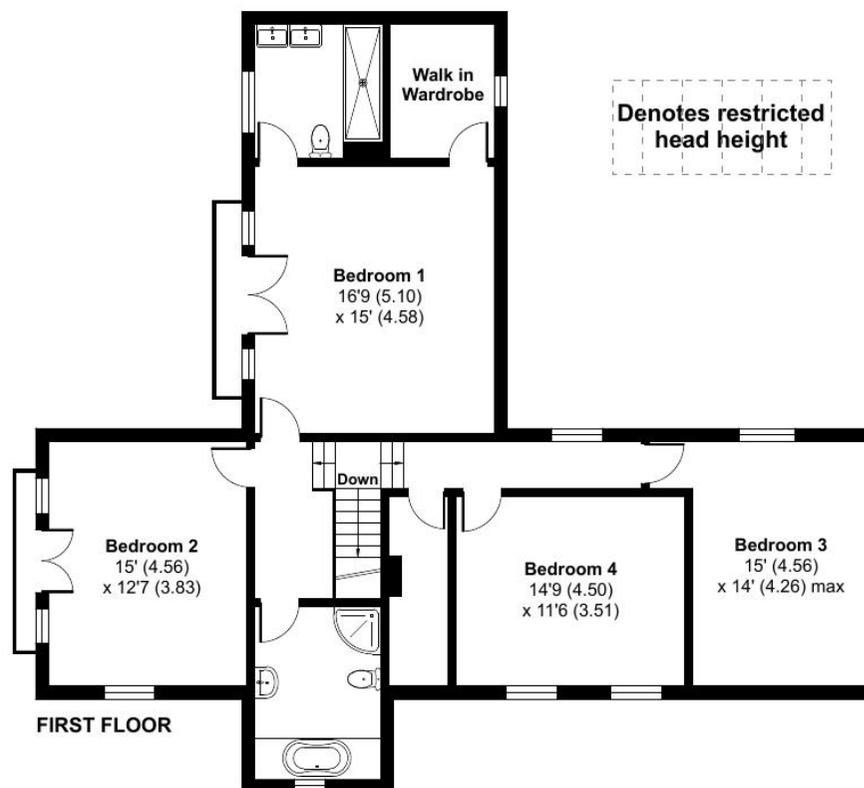
GARAGE GROUND FLOOR



GARAGE FIRST FLOOR



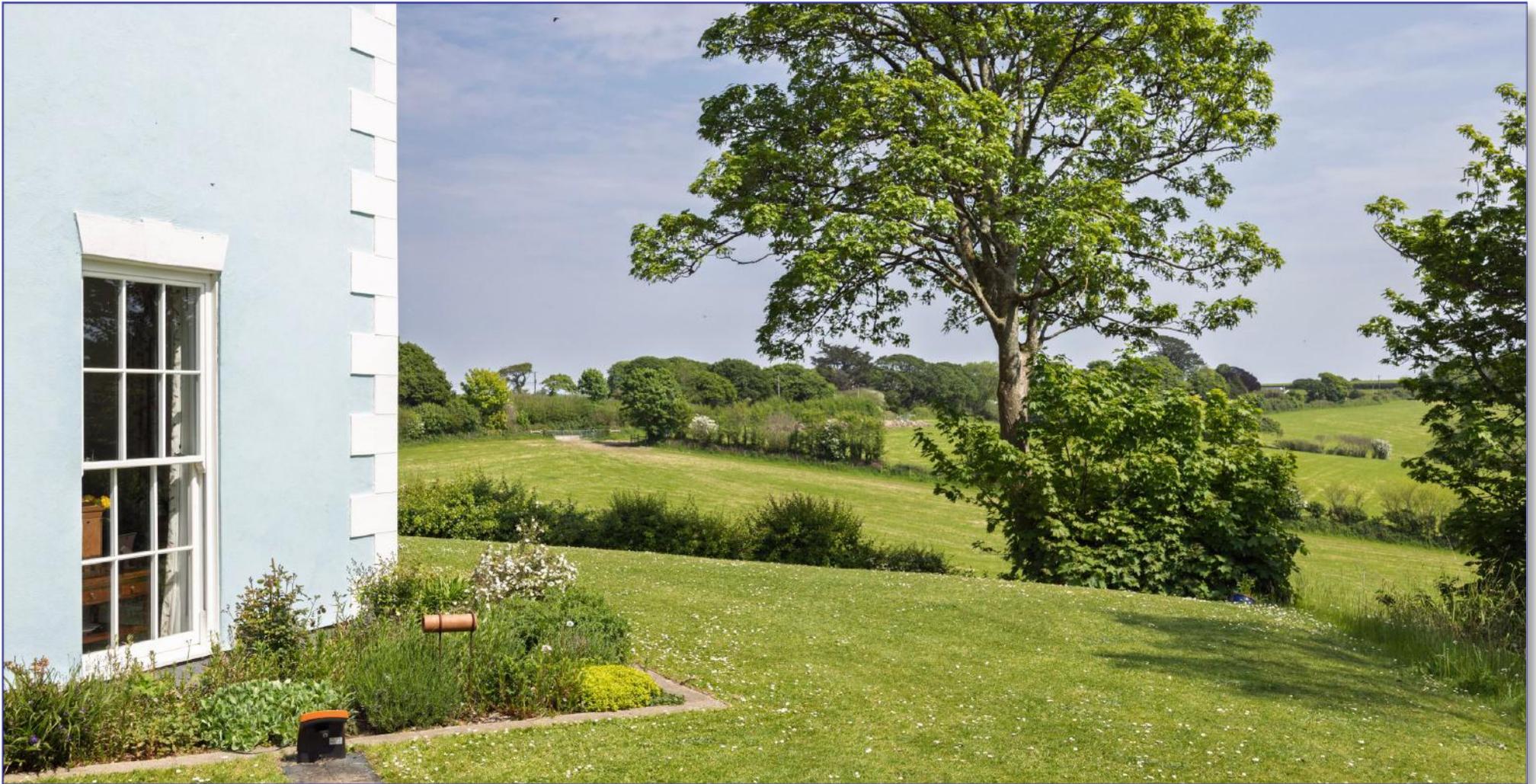
GROUND FLOOR



FIRST FLOOR

Denotes restricted head height





**Services:** Mains water, electricity & gas. Private drainage.

**Directions:** What3words: ///jams.dark.scans

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