



Treglennick





Treglennick Newmills Lane

Kenwyn, Truro, Cornwall, TR1 3EB

Truro City Centre 1.5 Miles

A beautifully presented and spacious family home offering flexible accommodation, ideal for a large family or multi-generational living, with an annexe set in approximately 1.2 acres.

- Substantial Family Home
- Integral Annexe
- Swimming Pool
- Private Position
- Freehold
- Flexible Accommodation
- Detached Lodge
- Circa 1.2 Acres of land
- Superbly Presented
- Council Tax Band G

Guide Price £1,100,000

Stags West Cornwall

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SITUATION

Treglennick enjoys a peaceful position along the quietly tucked-away New Mills Lane on the outskirts of Truro, offering the perfect balance between a tranquil, leafy setting and exceptional convenience — being within walking distance of Truro's city centre.

A short stroll from the property leads to the rural hamlet of Idless, where you'll find beautiful woodland walks, and scenic cycle trails.

Truro, rich in history and architectural heritage, holds the distinction of being Cornwall's only city. Dominated by its magnificent three-spired cathedral at the heart of the city, this ancient port lies in a valley at the head of the river that shares its name. Today, Truro serves as the county's retail, administrative, and cultural hub. Within its centre are a wealth of restaurants, cafés, and traditional public houses, alongside a broad mix of independent boutiques and national retailers. The centrally located railway station provides direct links to London Paddington, while Newquay Airport—just 20 miles away—offers a range of daily domestic and international flights.

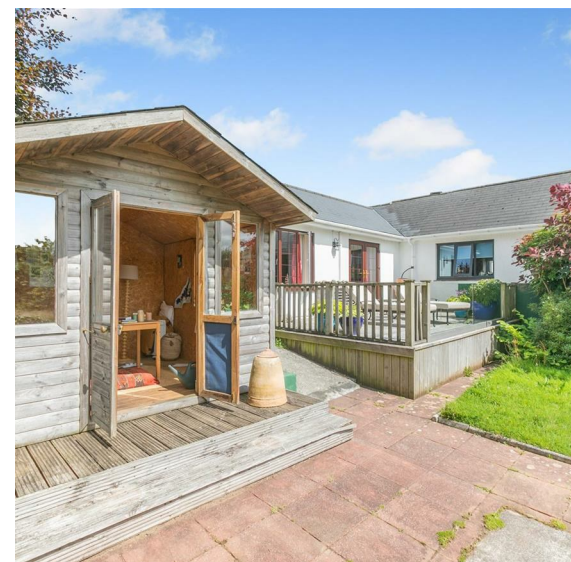
THE PROPERTY

Treglennick is an exceptional and meticulously presented detached family home, set within approximately 1.2 acres of private, landscaped grounds. Extending to over 4,500 sq.ft, this remarkable property offers an abundance of versatile living space, including a self-contained annexe, additional secondary accommodation, a double garage, and a variety of outbuildings, making it perfectly suited to a large family, multigenerational living, or those seeking income-generating potential.

The main residence is designed with both comfort and practicality in mind. A bright, triple-aspect sitting room forms the heart of the home, featuring a fireplace with a stove and dual sliding doors that seamlessly connect the interior to the gardens, creating an ideal space for relaxing or entertaining. The adjacent open-plan kitchen and dining area is fitted with contemporary units, solid wooden worktops, and a traditional Aga, providing ample space for family meals and gatherings. Three generously sized double bedrooms, two with built-in storage, are complimented by a family bathroom and a separate shower room, offering both flexibility and convenience. Recent upgrades, including high-performance double glazing and solar panels with battery storage, ensure modern energy efficiency while maintaining the home's timeless appeal.

ANCILLARY ACCOMODATION

The annexe and secondary living areas provide additional adaptability, allowing the property to accommodate extended family, guests, or even holidaymakers. This wing includes a spacious reception room with French doors opening to the gardens, an adjoining office, a well-equipped kitchen, and a large double bedroom with fitted wardrobes. The en suite bathroom features both a luxurious bathtub and a separate shower, providing a private retreat for residents or visitors. The secondary spaces could also be seamlessly integrated with the main house to create an expansive entertaining and living environment.





Completing this versatile estate is a detached lodge/caravan, offering further accommodation for family, guests, or potential rental income. This unit includes an open-plan living area with kitchen, three bedrooms, and a shower room, providing additional privacy and flexibility for residents.

Set in a tranquil and private location yet within easy reach of local amenities, Treglennick offers a unique blend of elegance, functionality, and versatility. Whether used as a family home, a multigenerational residence, or a property with income potential, it represents an outstanding opportunity to acquire a home of rare scale, style, and sophistication in a sought-after Cornish setting.

OUTSIDE

A long, sweeping driveway, accessed via a secure electric gate, leads to ample parking beside the home, which enjoys commanding views over its south- and west-facing gardens. Set within approximately 1.2 acres of mature landscaping, the property offers an exceptional sense of privacy and seclusion, a rare feature for a location on the edge of the city.

The gardens are beautifully designed to provide a variety of spaces to enjoy the sun throughout the day. Expansive, gently rolling lawns flow alongside sheltered and open decking areas, while a summerhouse and greenhouse add both charm and functionality. A luxurious swim spa with a retractable cover offers a perfect retreat for relaxation or entertaining in all seasons.

Practicality has not been overlooked: a well-appointed workshop and store provide flexibility, allowing the double garage to be repurposed as a home gym, while a spacious office at the rear caters to modern working needs.

This carefully landscaped setting combines tranquillity, privacy, and functionality, creating a home that is as perfect for entertaining and leisure as it is for comfortable family living.

SERVICES

Mains Water, Drainage, Electricity and Gas. Electricity.

11kw Solar Edge array with 2x 10kw batteries for storage, Solar Edge EV car charging port and solar hot water.

Underfloor heating and Air Conditioning in the annexe

Ultrafast Broadband Available - Ofcom

VIEWINGS

Strictly and only by prior appointment with Stags West Cornwall on 01736 223222

DIRECTIONS

From the A30 heading west, take the B3284 toward Truro.

After 3 miles, and shortly after passing Truro Football Ground, take the right hand turn onto New Mills Lane. Treglennick will be evident on your right-hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	90	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

