



Chyvelah Vale, Truro

## Chyvelah Vale, Truro

*Set within the ever-popular Chyvelah Vale, this impressive and highly versatile detached family home offers generous accommodation, complemented by a superb self-contained annexe. With flexible living spaces, multiple reception rooms and excellent bedroom provision, the property is ideally suited to modern family life, multi-generational living or those seeking additional income potential. The attractive garden, off-road parking and convenient location further enhance the appeal of this desirable home.*



## Accommodation Summary

**Gross Internal Floor Area:** 1765 sq ft (165 sq m).

### Ground Floor

Entrance Hall, Lounge, Dining Room, Kitchen, Conservatory, Utility Room, Ground Floor WC, Study / Fifth Bedroom.

### First Floor

Bedroom One (En-Suite), Bedroom Two (En-Suite), Bedroom Three, Bedroom Four, Family Bathroom.

### Annexe

Open Plan Kitchen / Bedroom Area, Living/Dining Room with, Garden Access, Shower Room.

### Outside

Rear Garden, Driveway Parking, Side Access.



## Description

This attractive residence offers generous and adaptable living space, thoughtfully arranged to suit the needs of contemporary family living. A welcoming entrance hallway leads through to a selection of well-proportioned reception rooms, including a separate lounge, dining room and kitchen, all enhanced by a conservatory to the rear enjoying views over the garden. Practicality is well catered for with a useful utility room, ground floor W.C. and a dedicated study, ideal for home working or easily adaptable as a fifth bedroom if required.

To the first floor, four comfortable bedrooms are arranged around a central landing, with both the principal and second bedrooms benefitting from stylish en-suite facilities. A contemporary family bathroom, complete with bath and overhead shower, serves the remaining bedrooms.

A particular highlight of the property is the superb self-contained annexe, converted from the original garage and offering excellent potential for multi-generational living, guest accommodation or rental income. The studio annexe features a double bedroom with fitted wardrobes with a modern kitchen area, a living/dining room with direct access to the rear garden and a shower room.

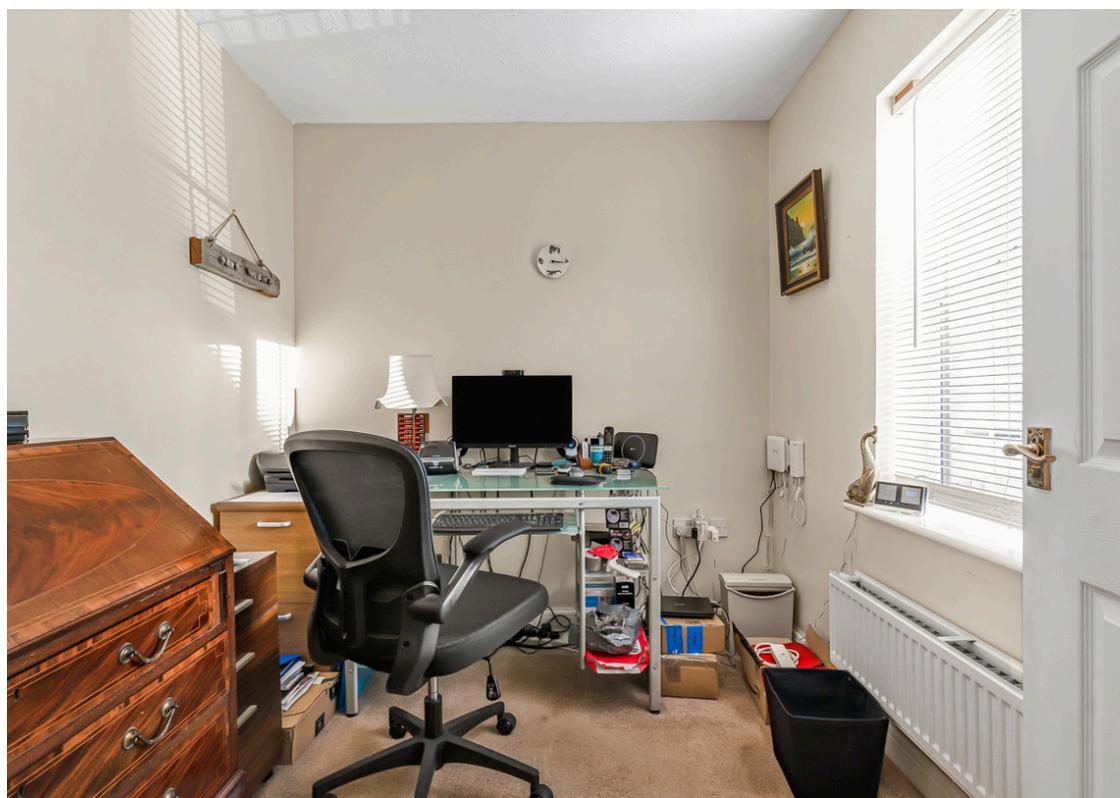
## Outside

The rear garden is predominantly laid to lawn, offering an ideal setting for relaxation, entertaining and family enjoyment. The space benefits from convenient side access to the front of the property, while the layout allows for flexible use. There is also excellent scope for the annexe to enjoy its own private outdoor space. By erecting a simple fence, a dedicated garden area could be created, providing privacy and independence for annexe occupants while still retaining a generous main garden for the principal house.

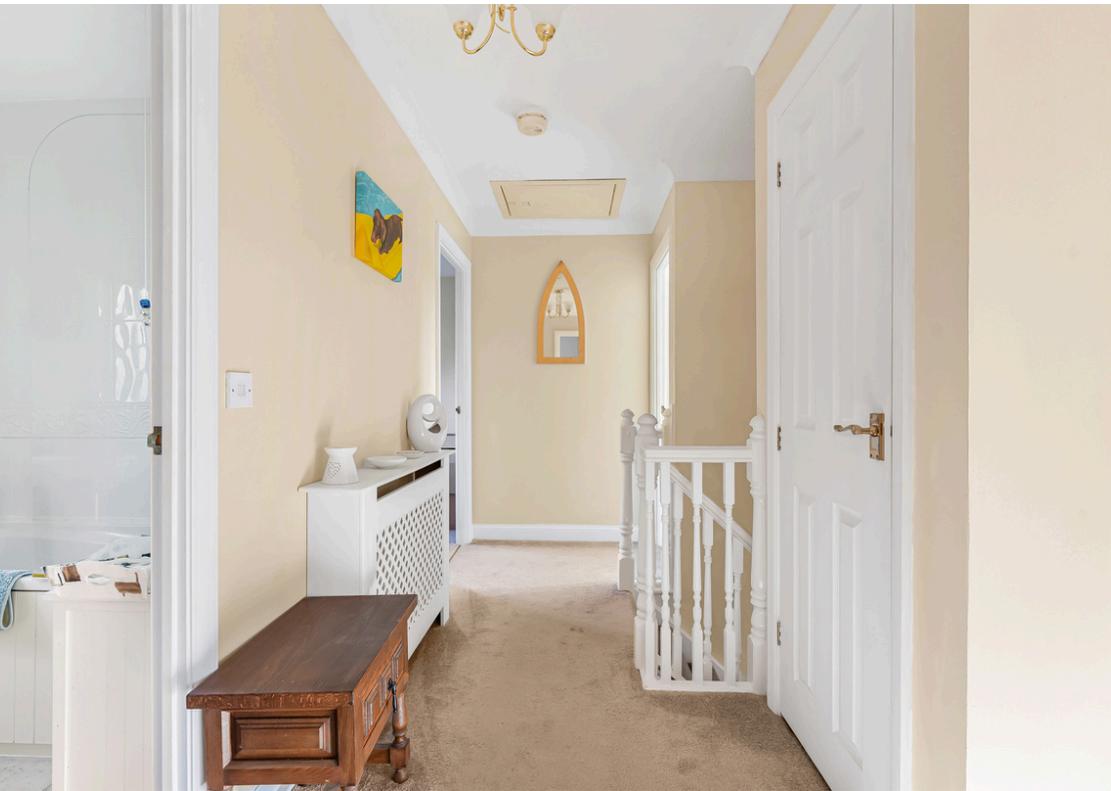
A driveway to the front provides off-road parking for two vehicles.













## Location Summary

(Distances and times are approximate)

Truro City Centre: 3.4 miles. Truro Railway Station: 2.5 miles (direct trains to London Paddington). Threemilestone Primary School: 2.1 miles (OFSTED Rated Good). Bosvigo Primary School: 2.6 miles (OFSTED Rated Good). Truro & Penwith College: 0.5 miles. Richard Lander Secondary School: 1.3 miles by car (0.7 miles on foot) (OFSTED Rated Good). Royal Cornwall Hospital, Treliske: 1.1 miles by car (0.5 miles on foot). Truro Golf Club: 1.5 miles. Sainsburys Supermarket: 2.3 miles. Cornwall Airport Newquay: 19 miles.

## Location

Chyvelah Vale is a highly sought-after and well-established residential location, perfectly positioned for easy access to Truro and the A30. The area is particularly popular with families, thanks to its proximity to excellent schools, local shops and everyday amenities. Regular bus services provide convenient links into the city, while nearby supermarkets and leisure facilities further enhance the appeal.

## Truro

Truro' in Cornish is derived either from "tri-uro" meaning three rivers or "tre-uro", the settlement on the river. Earliest records date back to the Norman times and a castle built in the 12th century. Truro is the southern-most city in mainland Great Britain and is well known for its Cathedral (completed in 1910), cobbled streets and Georgian Architecture, being granted a bishop in 1876 and city status by Queen Victoria a year later. Today Truro is the administrative, commercial and retail capital of Cornwall. It has a wide and varied range of excellent restaurants, bars and cafés, speciality shops and chain stores. There are also a number of fine municipal gardens including Boscawen Park and Victoria Gardens, which have in the past won many awards in the Britain in Bloom competition. It offers an excellent range of primary, secondary private and state schools plus further education at the "outstanding" Ofsted rated Truro & Penwith College. The City is home to the Royal Cornwall Hospital Treliske, Royal Cornwall Museum, and The Hall for Cornwall theatre. Truro is located centrally to a variety of beautiful sandy beaches, unrivalled sailing waters and water sports, excellent range of golf courses, major tourist attractions and National Trust countryside, country homes and gardens.

**Approximate Gross Internal Area 1765 sq ft - 165 sq m**

Ground Floor Area 793 sq ft – 74 sq m

First Floor Area 654 sq ft – 61 sq m

Annex Area 318 sq ft – 30 sq m



## General Information

**Services:** Mains water, gas, electricity and drainage.

**Energy Performance Certificate Rating:** C

**Council Tax Band:** E

**Tenure:** Freehold.

**Viewing:** Strictly by appointment with H Tiddy.

## Key Facts for Buyers

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## Important Notice

Every effort has been made with these details but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. The electrical circuit, appliances and heating system have not been tested by the agents. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property. Further information on mobile coverage and broadband availability is found on ofcom and openreach 'checker' websites. Visit the Gov.uk website to 'check long term flood risks'.

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