



Brook House

St. Georges Road, Truro



Brook House, 19 St. Georges Road

Located within a short and level walk of the centre of Truro and enjoying a leafy backdrop of Victoria Gardens, this charming and spacious townhouse retains a wealth of period features with classic Georgian proportions, an enclosed courtyard garden and accommodation over three floors.

Distances

Mainline railway station – 500 yards;
Cathedral – 700 yards; Boscawen Park – 1.5; Idless Woods – 2; St Agnes – 9; Perranporth – 9; Mylor Yacht Harbour – 11; Falmouth – 12; Cornwall Airport (near Newquay) – 21

(All distances are approximate and in miles)

The Property

- A fine example of a late Georgian townhouse (circa 1860)
- Period detailing throughout including original cornicing, hallway corbel, high skirtings, sash windows and high ceilings
- Superb sitting room with open fireplace and original twin doors to the kitchen
- Kitchen / breakfast room with leafy outlook
- Utility room
- Two first floor double bedrooms
- Spacious family bathroom with separate WC
- Master bedroom occupying the entire top floor with en suite shower room





The Garden

- Enclosed courtyard garden with balcony
- Peaceful and relaxing with a wonderfully calm atmosphere
- Edge of Victoria Gardens backdrop

The Location

St George's Road is situated on the edge of the very centre of Truro and is known for its church and close proximity of the wonderful Victoria Gardens. Within the shortest of level walks are Truro's varied shops, cathedral, restaurants, museum, cinema and coffee shops. Idless Woods are just two miles away where there are wonderful woodland walks and cycle trails along with a popular open-air café.

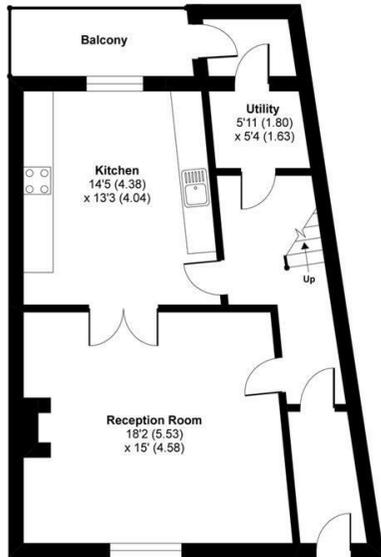
Truro boasts a wide and varied mix of national and boutique retailers found within the pretty cobbled streets radiating out from its impressive and prominent cathedral.

Sports enthusiasts are particularly well-catered for with a sports centre with swimming pool, two tennis clubs, squash club, rugby, football and cricket clubs within the city. Watersports are readily accessible with the north coast surfing beaches and highly regarded sailing waters of the Carrick Roads on the south coast, both within a short drive.

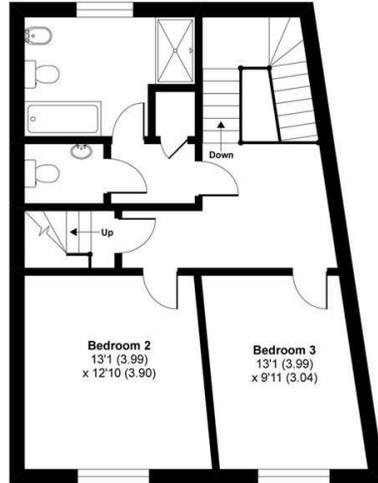


19 St. Georges Road, Truro, TR1

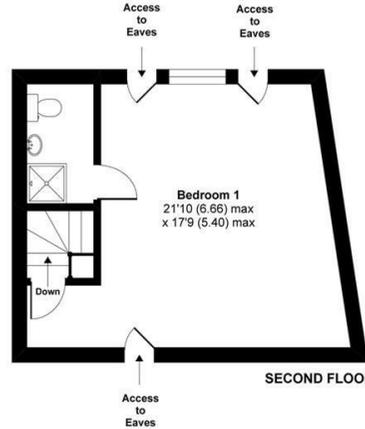
Main House = 1657 sq ft / 153.9 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2020. Produced for Shore Partnership Limited. REF: 663680

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
			83
		48	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
			80
		39	
England & Wales		EU Directive 2002/91/EC	

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