



# 1 Belmont Villas

The Avenue, Truro



# 1 Belmont Villas, The Avenue, Truro, TR1 1HS

Classic Victorian townhouse located along one of Truro's most highly-regarded avenues providing light and spacious accommodation with beautifully retained period detailing, up to five bedrooms and three reception rooms, all complemented by superb views of the cathedral, a southerly facing garden, garage and parking for two cars.

## Distances

The Rising Sun- 175 yards; Archbishop Benson School - 350 yards; Truro (centre) - 500 yards; Boscawen Park - 1.2; Malpas - 2; Truro Golf Club - 2.3; Idless Woods - 2.5; Truro Lawn Tennis Club - 2.6; Loe Beach Watersports (Feock) - 5.6; Perranporth - 9.4; Falmouth - 11.5; Cornwall Airport (Newquay) - 18.3;

(All distances are approximate and in miles)

## The property

- Well-presented and spacious Victorian townhouse built in around 1890
- Retained period detailing and high ceilings
- Far-reaching views over Truro and beyond with the famous cathedral taking centre stage
- Three floors of light, well-appointed accommodation
- Original cornicing, dado rails, architraves and ceiling roses
- High ceilings
- Up to five bedrooms, or four bedrooms plus study
- Entrance porch with inner stained glass door
- Light and welcoming hallway with exposed timber floorboards, original balustrade and double height window providing plenty of natural light.
- Elegant sitting room with open fireplace, wide bay window and exposed timber floorboards
- Dining room with French doors to the kitchen, exposed timber flooring and open fireplace

- Double aspect, light and spacious kitchen / breakfast room with granite tops, central island / breakfast bar, wine cooler, two integrated fridges, integrated dishwasher, Rangemaster 6-ring gas cooker, extractor hood and French doors to the rear courtyard garden.
- Utility / boiler room with access to the courtyard
- Master bedroom with views of the garden and the cathedral and ornate fireplace
- Second bedroom with ornate fireplace
- Study / bedroom 5 with views of the garden and cathedral
- Spacious family bathroom with free-standing roll top bath and large shower
- Walk-in airing cupboard
- Large loft / storage area
- Bedroom 3 with superb views of Truro and the cathedral. Fitted wardrobe.
- Bedroom 4 with fitted wardrobe and eaves storage
- Shower room with large Velux window



## The gardens and parking

- Charming front garden with southwest aspect, lawn, terraces and flowering mature borders
- Enclosed courtyard to rear with side path and gate
- Large single garage with electric roller door, pitched roof and power connected
- Off-road parking to the rear for two cars side-by-side
- Outbuilding / bin store
- Two garden sheds





### The location

The Avenue is considered to be one of Truro's most desirable addresses. Within a short walk of the property is the area's best junior school, public house, Truro's varied shops, incredible cathedral, restaurants, museum, cinema and coffee shops. Idless Woods are about two miles distant where there are wonderful walks and cycle trails along with a popular open-air café. On the other side of Truro, only around a mile away, Boscawen Park features tennis courts, children's play area, Truro Cricket Club and two cafes, before leading to Malpas where there is a popular riverside pub. Truro's Golf Club and Lawn Tennis Club are also around two miles from the property.

### Shore recommendations

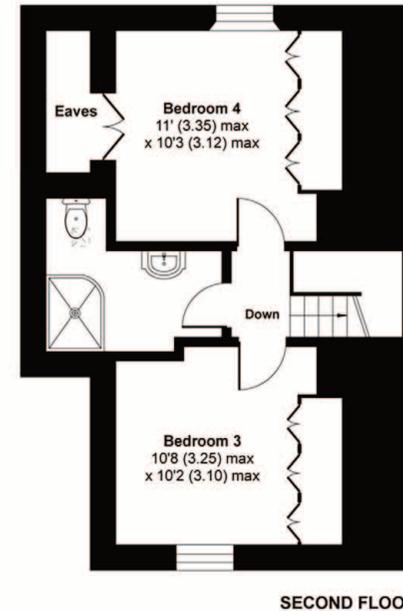
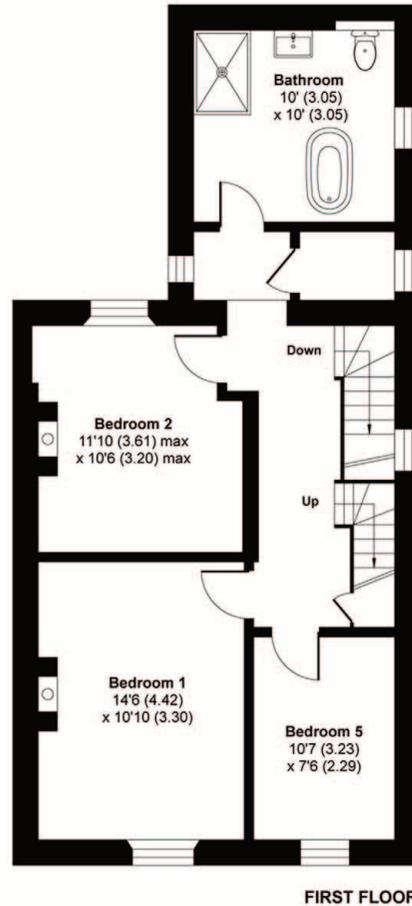
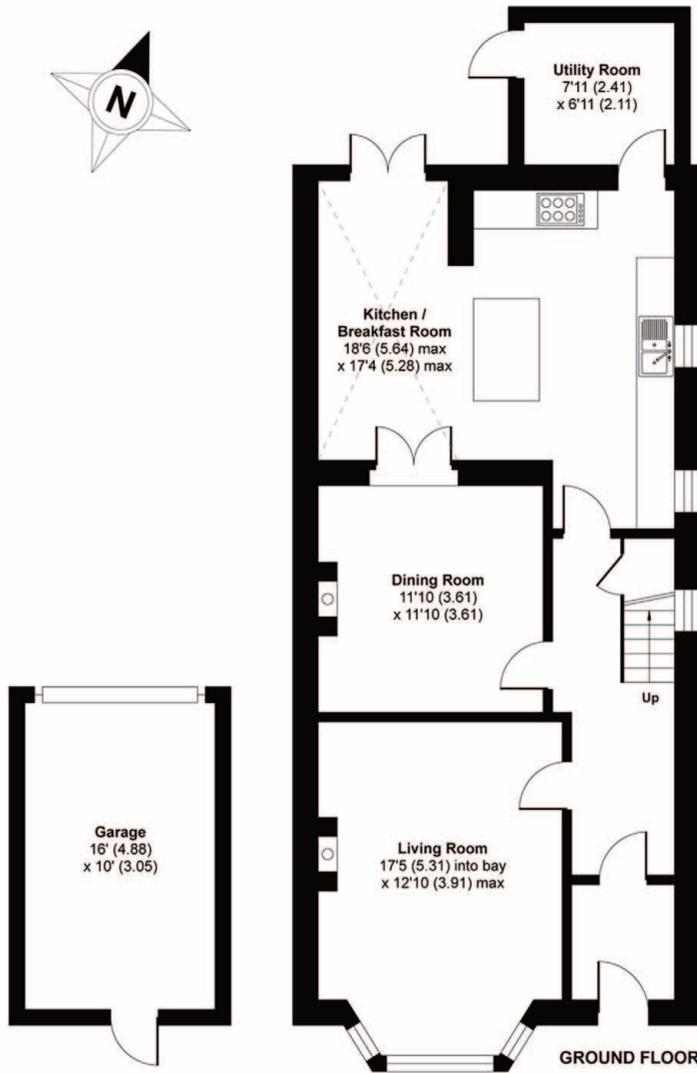
- Visit the Royal Cornwall Museum for a fascinating insight into Cornwall's heritage
- Head to Mannings, Bustophers and The Rising Sun for Truro's best food & drink
- Some of the country's best real ale is produced in Truro at Skinner's Brewery and served at The Old Ale House.
- The Cathedral holds superb concerts year-round and The Old Bakery Studios is now an established venue
- Visit Lemon Street Market for boutique shopping and great coffee
- Play tennis at the refurbished courts at Boscawen Park
- Enjoy dog walking and mountain biking at Idless Woods, Roundwood Quay and Trelissick
- Take the train to Falmouth, Penzance and London from Truro's mainline station



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Main House = 1987 sq ft / 185 sq m  
 Total = 2147 sq ft / 199 sq m (includes garage)

For identification only - Not to scale



## Tenure, services and general information

Freehold. Mains water, drainage and electricity. Gas fired central heating. Council Tax: E. Broadband: Superfast Fibre is available in the postcode.

## Fixtures & fittings

Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   c
55-68	D		
39-54	E	47   e	
21-38	F		
1-20	G		

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