



# Alexandra House

Truro







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## St George's Road, Truro

Providing stylish and bespoke accommodation over three floors, this 1860-built Grade 2 Listed townhouse is a very fine example of the late Georgian period. Positioned on the edge of the centre of Truro and enjoying a backdrop view of Victoria Gardens, this beautifully renovated townhouse includes original detailing, three double bedrooms and a low maintenance garden.

### The location

St George's Road is situated on the edge of the centre of Truro and is known for its church and close proximity of the wonderful Victoria Gardens. Within the shortest of level walks are a local convenience store, Truro's varied shops, cathedral, restaurants, museum, cinema, coffee shops, squash club and skateboard park. 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.



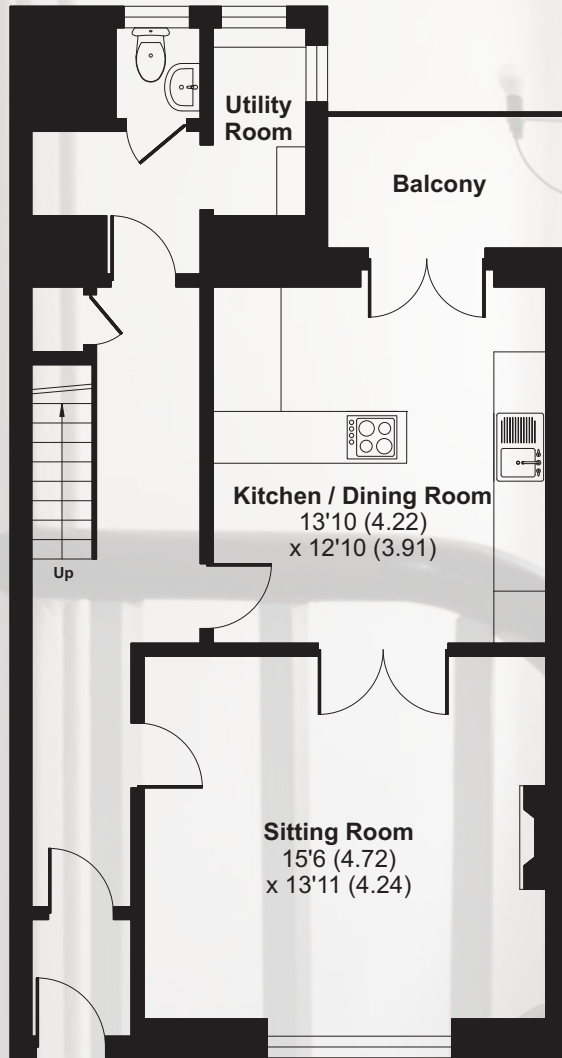


# Alexandra House, 18 St. Georges Road, Truro, TR1 3JD

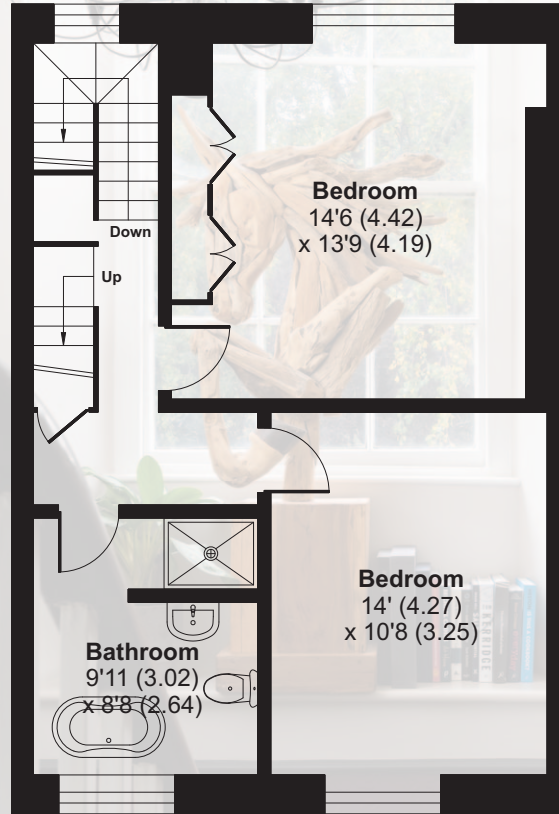
Main House = 1703 sq ft / 158.2 sq m

For identification only - Not to scale

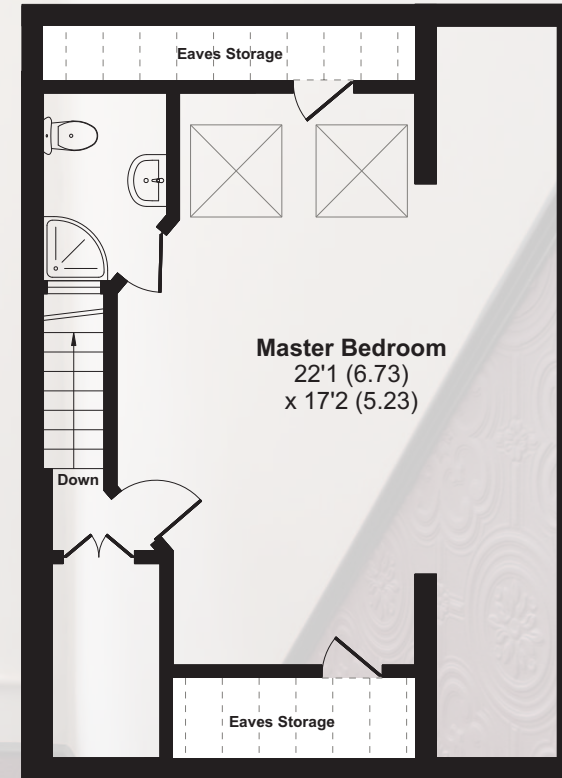
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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**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.

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## The property

- Slate flagstone entrance and pillared storm porch leads to the entrance vestibule.
- Entrance hall with high ceiling, original cornice, ornate corbel and dado rails. Vintage-style cast iron radiator and understairs cupboard. Original cotsrung staircase and mahogany handrail and large sash window at half landing.
- Kitchen / breakfast room with leafy view and French doors to the balcony and garden. High quality German (Häcker) kitchen with NEFF appliances (steam oven, two ovens, induction hob and dishwasher), Elica extraction (recycling) hood, pull-out pantry cupboard. Engineered wood flooring. Original high skirtings. Vintage-style cast iron column radiator.
- Sitting room with high ceilings, vintage chandelier, original twin doors linking the kitchen, original cornicing, picture rails, pelmet and high skirtings. Ornamental travertine stone fireplace with slate hearth. Vintage-style cast iron column radiator.
- Utility room with fitted cupboard, sink and separate WC. Pleasant outlook to edge of Victoria Gardens.
- Guest bedroom to rear with fitted wardrobe, original high skirtings and outlook to edge of Victoria Gardens
- Double bedroom to front with original cornicing
- Boutique bathroom with high-back bath, separate rainfall shower, window shutters and underfloor heating (electric)
- Master bedroom with vaulted ceiling, exposed beams and providing a wonderful feeling of space and tranquillity. Eaves storage, two large Velux windows with beautiful views towards the edge of Victoria Gardens and cathedral. Vintage-style cast iron column radiators. Two fitted cupboards. Storage cupboard (top of stairs) housing the boiler.
- En suite with fitted cupboards, pleasant leafy outlook, shower, WC and basin.

## Garden

- Enclosed 'courtyard' garden to the rear with access via the kitchen balcony steps. Well planted and with a wonderfully calm atmosphere.

## Tenure, services and general information

Freehold. Mains electricity, water, drainage and gas. Central heating system installed in 2012. Broadband: Fibre is available in the postcode.

Grade 2 Listed. Council Tax band D. Permit parking (two permits) along St George's Road.

## Directions

From Truro, travel east on the A390. Proceed through Tresillian and take the left turning, signposted Probus & Laddock (Mercedes Benz on left) and proceed into Probus. Continue through the village and past the Hawkins Arms, Spar and farm shop before turning right towards the church and first right into Wagg Lane. Vine Cottage is the thatched cottage on the right-hand side.

**What 3 Words** ///handy.rocket.client

## 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)







PROPERTY AGENTS

Where you live matters

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