



# Lyndale House

The Avenue, Truro



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6 The Avenue, Truro, TR1 1HT

Available for the first time in over 25 years, this substantial and imposing Victorian double fronted townhouse enjoys a quiet position within one of Truro's most highly regarded addresses. Providing authentic and spacious accommodation, beautifully restored, extended, improved and maintained throughout with five double bedrooms and three reception rooms, all complemented by an enclosed, level garden, garage and driveway.



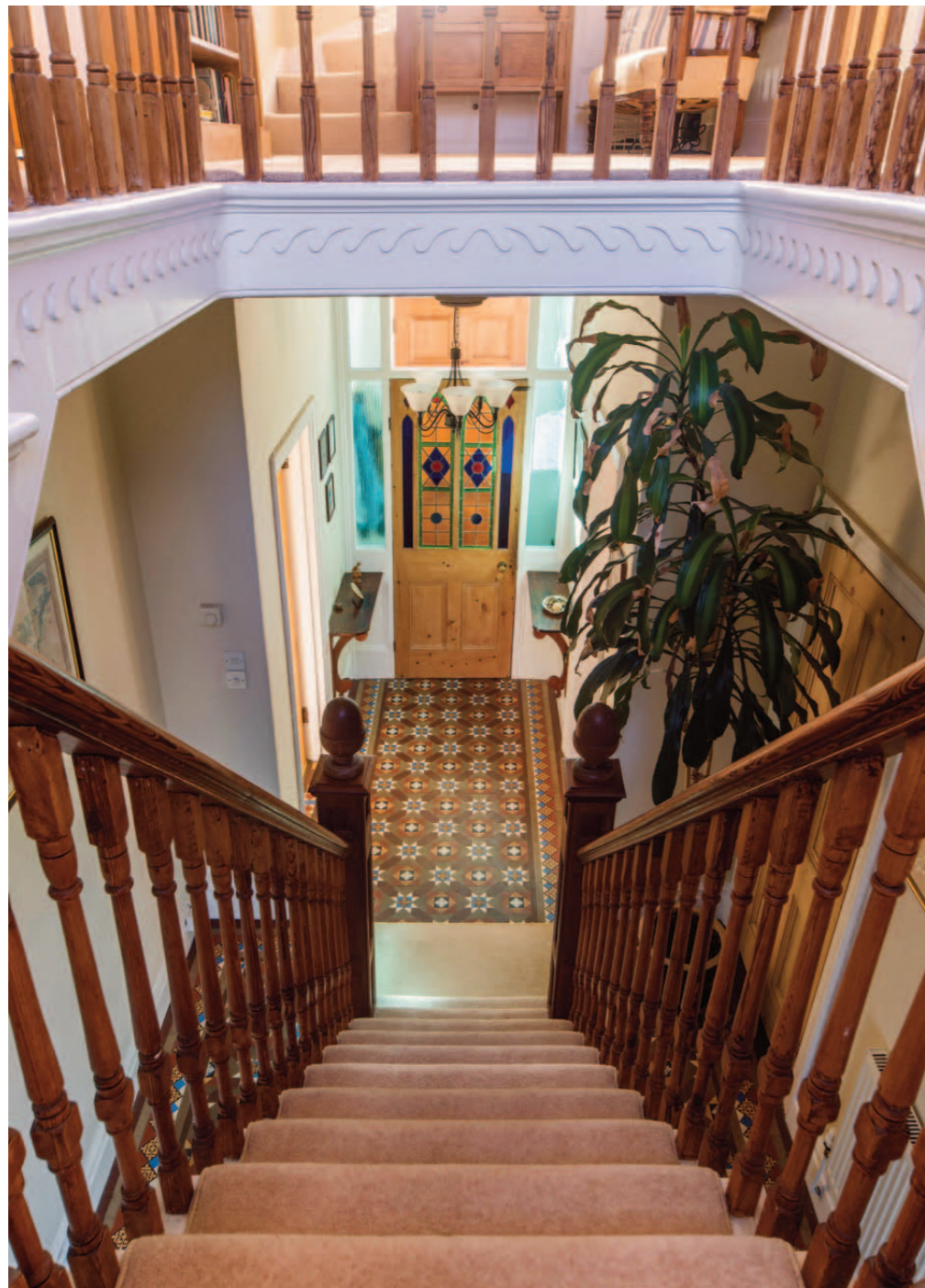
## The property

- Beautifully presented and spacious Victorian townhouse (mid/late 1800s)
- Subject to extensive improvements, renovations and extension during our clients' ownership from 1996 onwards.
- Superb quality with retained period detailing throughout - including bay windows, high ceilings, period cornicing, picture rails, ceiling roses and high skirting boards
- Three floors of light and well-appointed accommodation
- Five double bedrooms, or four bedrooms plus study and three bathroom/shower rooms
- Three reception rooms plus conservatory
- Entrance porch with inner stained-glass door
- Reception hallway with tessellated tiled floor and original staircase
- Full depth sitting room with open fire and two bay windows providing a double aspect outlook to the front and rear of the house
- Living room with original fireplace (gas) and bay window
- Dining room with solid oak flooring
- Magnificent kitchen / breakfast room with pitched and vaulted ceiling with central clerestory lantern window. Beautifully appointed kitchen by 'Out Of Wood' with granite tops, tiled surrounds and centrally positioned AGA. Fitted dishwasher and fridge.
- Utility room with granite tops
- Ground floor WC
- Conservatory with vaulted roof and French doors
- Galleried landing providing a great sense of space
- Master bedroom with bespoke storage and wardrobes, bay window and en suite shower room
- Two further double bedrooms and family bathroom
- 2nd floor galleried landing
- Double bedroom with fitted wardrobes and en suite shower room
- Further double bedroom, currently configured as home office, with fitted furniture
- Both rooms are dual aspect and enjoy a deep 'A' frame dormer window to the front with far reaching views over Truro

## Fixtures and 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.







## The gardens

- Gated, brick paved driveway with parking for three cars
- Large garage / workshop with bi fold doors
- Level and enclosed rear garden, mainly laid to lawn with mature borders and pond
- Paved terrace
- Log store
- Raised front, brick paved front garden with gated access to side terrace, also accessed from rear gardens and conservatory.

## The Location

The Avenue is considered to be one of Truro's most desirable addresses. Within a short walk of this fine example of an authentic and brilliantly extended Victorian residence is a highly regarded junior school, award-winning pub, Truro's varied shops, iconic cathedral, restaurants, museum, cinema and recently redeveloped and now national-class Hall for Cornwall, the county's leading performance venue.

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, around a mile away, Boscawen Park includes 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.

## Tenure, services and general information

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

## Distances

- The Rising Sun – 175 yards;
- Archbishop Benson School – 350 yards;
- Truro (centre) – 700 yards;
- Truro School – 0.5;
- 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;

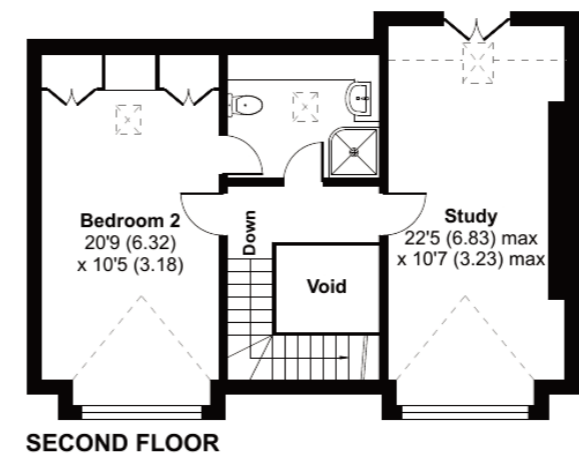
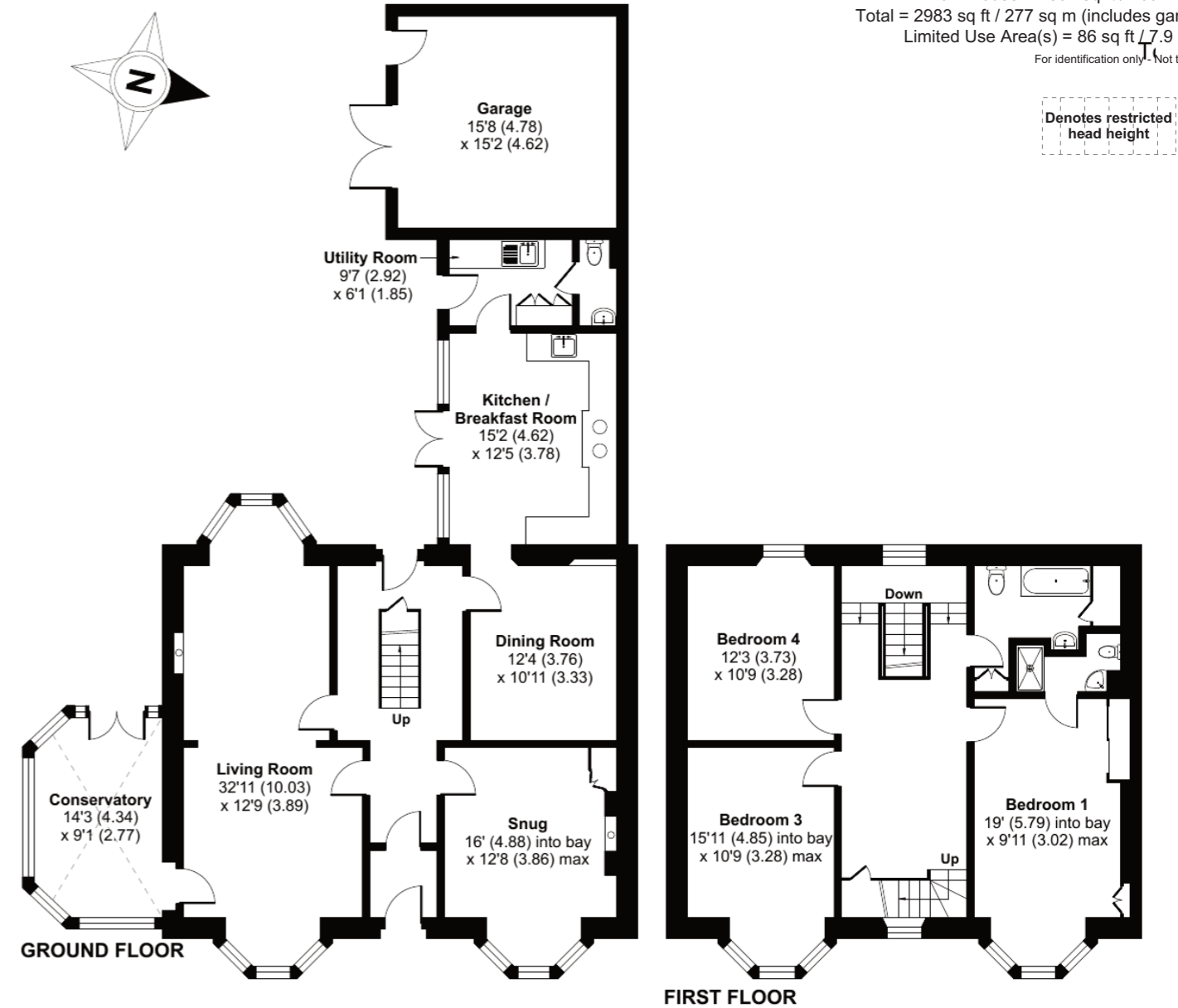
(All distances are approximate and in miles).





# Lyndale House, 6 The Avenue, Truro, TR1 1HT

Main House = 2897 sq ft / 269.1 sq m  
 Total = 2983 sq ft / 277 sq m (includes garage)  
 Limited Use Area(s) = 86 sq ft / 7.9 sq m  
 For identification only - Not to scale



**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchocom 2024. Produced for Shore Partnership Limited. REF: 1089977

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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## WHERE YOU LIVE MATTERS

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