



**Farnley**  
Carvoza Road, Truro

# Farnley

39 Carvoza Road, Truro, TR1 1BA

This distinctive double-fronted townhouse, defined by high ceilings and many original late Victorian features, boasts up to six bedrooms, three reception rooms and around 1,900 sq ft of character-filled living space. With parking for two cars, a west-facing rear garden and its close proximity to highly regarded junior and secondary schools, playing field and an award-winning pub, this spacious townhouse ensures a lifestyle of convenience and comfort.





## The property

- Impressive double fronted and semi-detached townhouse
- Retained period detailing and high ceilings
- Open outlook to the rear over the adjoining school (Archbishop Benson) playing fields
- Three floors of accommodation
- Period fireplaces and exposed timber flooring in the reception rooms
- Up to six bedrooms and three reception rooms
- Entrance porch
- Light and welcoming hallway with original tiled floor
- Sitting room and living room, both with box bay windows, exposed timber flooring and fireplaces (gas fire and woodburner)
- Playroom / dining room enjoying the open outlook over the gardens
- Kitchen / breakfast room with access to the garden
- Master bedroom with fitted wardrobes and box bay window
- Guest bedroom with ornate fireplace and box bay window
- Two further bedrooms both enjoying the open outlook to the rear
- Family bathroom and separate shower room
- Two second floor double aspect bedrooms with eaves storage
- WC

## The gardens and parking

- Paved front garden with planted borders
- Enclosed west-facing rear garden and patio adjoining the far corner of the school playing fields
- Garden shed
- Parking for two cars





## Distances

Truro city centre – 500 yds;  
Boscawen Park & tennis courts – 1.2;  
Malpas – 2.1; Idless Woods – 2.6;  
Trelissick Garden (National Trust) – 5.4;  
St Agnes – 9.7; Falmouth – 11.6;  
St Mawes – 18.5; Cornwall Airport – 19  
(All distances are approximate and in miles)

## Location

Carvoza Road is superbly situated and is certainly one Truro's most highly regarded areas, known locally as The Village. Within a short walk of the property is the area's best junior school, playing field, award winning pub and iconic cathedral. The nearest supermarket is Waitrose and 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.



## Tenure and services

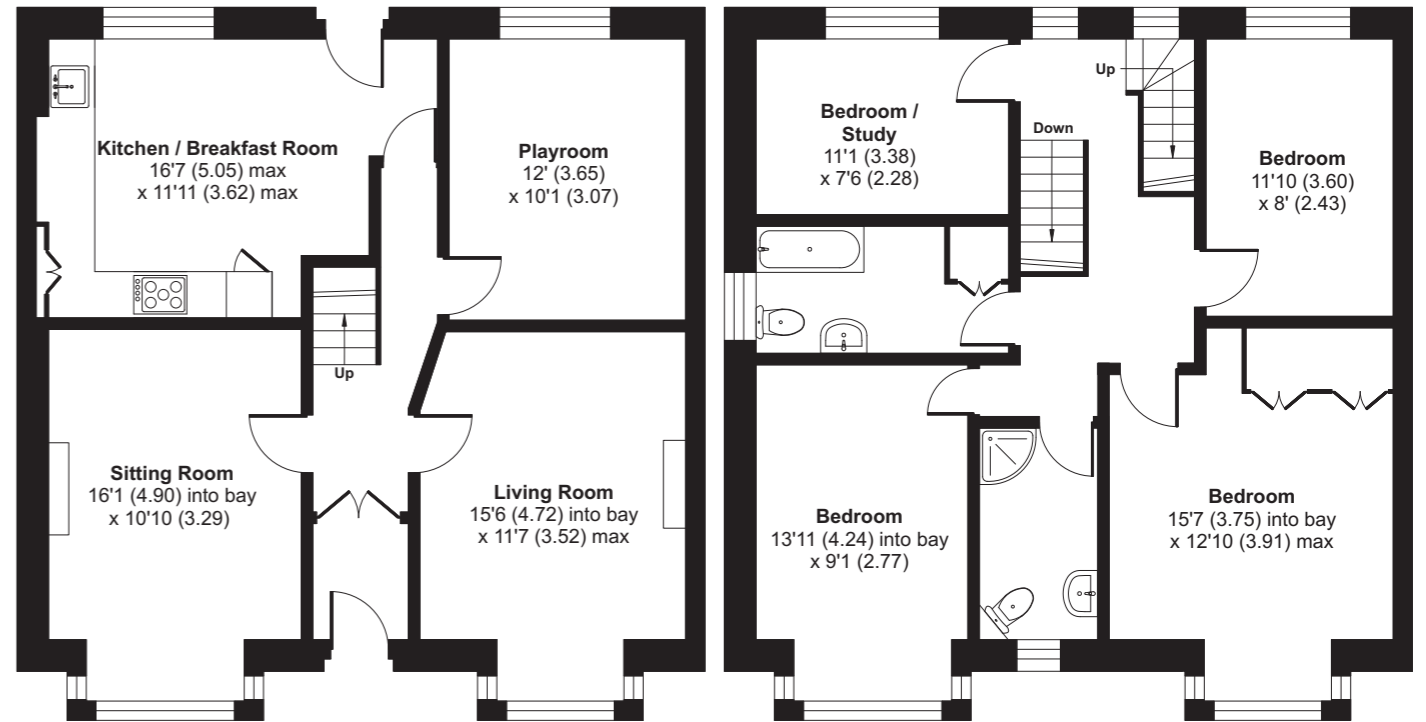
Freehold. Council Tax E. Mains electricity, water, drainage and gas. Gas central heating. Superfast Fibre Broadband is available in the postcode.



# 39 Carvoza Road, Truro, TR1

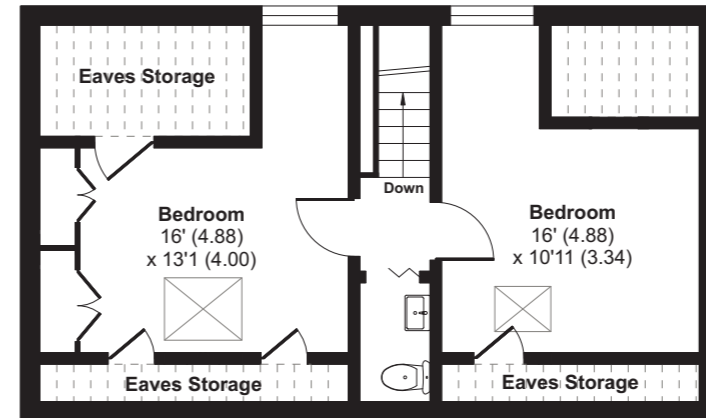
Main House = 1781 sq ft / 165.4 sq m  
 Total = 1912 sq ft / 177.5 sq m  
 Limited Use Area(s) = 131 sq ft / 12.1 sq m  
 For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR

FIRST FLOOR



SECOND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rlicecom 2024. Produced for Shore Partnership Limited. REF: 1103583

**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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Where you live matters



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