



# 1 Orchard Rise

Truro





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Falmouth Road, Truro TR1 2HR

This high standard, improved and impeccably presented neo-Georgian end of terrace contemporary townhouse features extended and spacious energy efficient accommodation over three floors, with four bedrooms, three bathrooms and two superb reception rooms complemented perfectly by a professionally landscaped garden, carport and store.









## The property

- Contemporary Georgian-style end of terrace townhouse built in 2020
- Rear extension in 2021
- High quality, style and attention to detail throughout
- Upgrades by the current owner includes bespoke interior cabinetry by Out Of Wood, oak-framed carport / store with EV charger, professionally landscaped garden, 7m long side store / lean-to, improved kitchen with island and Everhot cooker, new décor, glazed staircase balustrades and fitted window shutters
- Elegant entrance hall with traditional tessellated tiled floor
- WC / cloakroom
- Sitting room with bay window
- Open plan kitchen / dining / living room including a 3m deep extension, two large skylights and bi-fold doors to the garden
- High quality kitchen with additional units and island (Out Of Wood): Everhot cooker, granite worktops, NEFF appliances: oven and microwave / combi, fridge / freezer, induction hob, extractor, dishwasher. Bespoke timber sliding door to the utility room. Bespoke shelving / TV unit within the living area.
- Utility room with sink, washing machine, tumble dryer and Worcester boiler
- Boot room with bespoke seating, hanging and cupboards, plant room cupboard and stable door to the garden.
- Three first floor bedrooms, family bathroom with fitted storage and airing cupboard
- Front bedroom with bay window, far-reaching views and en suite shower room with bespoke timber sliding door and fitted cupboard
- Bedroom / study with range of bespoke cabinetry providing an exceptional work from home space
- Bedroom with fitted wardrobes / cupboards
- 2nd floor landing with Velux skylight and porthole window
- Exceptional 3rd floor bedroom with far-reaching views, range of fitted wardrobes and cupboards, en suite shower room and French doors to a private terrace



## The garden and outbuildings

- Secure enclosed low maintenance west facing rear garden with power and lighting, dining area with electric awning. Raised sunny terrace area with glass balustrades, path, pergola and premium pet-friendly artificial grass and composite decking area, and outside hot water shower.
- 7m deep lean-to store with front and rear access to the side of the house providing extensive storage with connected power and lighting
- Oak-framed carport and adjacent store providing plenty of space for undercover parking and storage of bikes, boards etc
- Allocated parking space to the rear
- Allocated parking space to the front
- Small area of landscaped front garden providing an attractive outlook from the living room







## The location

This fine example of a modern Georgian-style townhouse is located in an elevated position near the southern fringe of Truro and within a very short walk of the award-winning Truro High School for Girls. Falmouth Road is defined by its beautiful Victorian and Georgian architecture with the Lander Monument marking the beginning of Lemon Street with its celebrated Bath stone facades and restored terraces. (Richard Lemon Lander (1804-1834) was a Truro-born explorer of West Africa who was the first European to discover that the River Niger drained into the Atlantic).

Truro boasts a wide and varied mix of national and boutique retailers found within the pretty cobbled streets radiating out from the iconic Gothic Revival cathedral (1880 - 1910). An eclectic mix of restaurants, coffee shops and bars along with a cinema and art galleries, are complemented by the national-class Hall for Cornwall, which has recently benefitted from a major refurbishment.

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.

With countryside walks, golf, creeks, rivers, surfing and sailing all within striking distance of Truro, this really is the perfect place from which to enjoy a healthy, active and happy life.

## Distances

Truro High School - 150 yards; Truro Cathedral - 0.7;  
Truro School - 1.3; Penair School - 2;  
Boscawen Park, tennis courts & cricket club - 2;  
Royal Cornwall Hospital (Treliske) and The Duchy - 2;  
Truro College & Richard Lander School - 3;  
Idless Woods - 3.5; Feock (Watersports Centre) - 4.5;  
Mylor Yacht Harbour - 9.5; Falmouth - 10; St Agnes - 9.5;  
Cornwall Airport (Newquay / Mawgan Porth) - 19.5

(All distances are approximate and in miles)

## Services, tenure and general information

Freehold. Mains electricity, water, drainage and gas. Gas central heating (underfloor heating throughout ground floor). Solar panel. EV charging point. External power and lighting through garden and along property. Broadband: Ultrafast Full Fibre is available. Council Tax: band E

**What 3 Words** ///cheek.stands.bound

## Directions

Travelling into Falmouth Road from Lemon Street / Richard Lander monument, continue past Truro High School and School Lane (the lane giving access to the rear of the property) and turn right, just before the roundabout junction with Treyew Road / Morlaix Avenue. At the head of the entrance driveway, turn right. The allocated parking space is immediately in front of the property.





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Main House = 1982 sq ft / 184.1 sq m  
 Total = 2397 sq ft / 222.6 sq m (includes lean to, store, & carport)  
 For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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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