



2 Farley Close

Truro



2 Farley Close

Truro, TR1 2GD

Situated in a discreet yet highly convenient location, this impressive and individual 2006-built family home offers impeccably arranged accommodation that seamlessly connects to a level south-facing terrace and garden. The versatility of up to five bedrooms with a traffic-free position complemented by a double garage and parking for several cars all combine to create a tucked away and spacious residence close to Truro High School and the city centre.



The location

Constructed in 2006, 2 Farley Close offers the perfect blend of tranquillity and convenience. Nestled in a quiet, traffic-free area, this exceptional family home is just a few minutes' walk from the heart of Truro. Accessed via a private road off School Lane, adjacent to Truro High School, a convenient path leads directly to Falmouth Road, near Nalders Solicitors and the Lander monument.

Truro is renowned for its charming cobbled streets, featuring a diverse array of national and boutique retailers, all centred around the iconic Gothic Revival cathedral. The city boasts an eclectic mix of restaurants, coffee shops, bars, a cinema, and art galleries, complemented by the national-class Hall for Cornwall.

For sports enthusiasts, Truro offers a sports centre with a swimming pool, two tennis clubs, a squash club, and rugby, football, and cricket clubs. Watersports are easily accessible, with the north coast surfing beaches and the esteemed sailing waters of the Carrick Roads on the south coast just a short drive away.

With countryside walks, golf, creeks, rivers, surfing, and sailing all within easy reach, Truro is the ideal location for a healthy, active, and fulfilling lifestyle.

The property

- Completed in 2006
- First time on the market since new
- Exclusive, private and traffic-free situation
- Thoughtfully designed living spaces with seamless transitions to the garden offering a harmonious blend of indoor and outdoor living
- Well-appointed and presented throughout
- Covered storm porch
- Welcoming and spacious entrance hallway
- Living accommodation with excellent flow includes:
 - Vaulted double height dining room with bifold doors to the south facing garden. Open plan to the kitchen and double doors to the separate sitting room
 - Well-appointed kitchen with granite tops, Rangemaster cooker, integral fridge, insinkerator and space for American style fridge/ freezer. Links through to the utility room (and garage) with additional fitted cupboards
 - Double aspect sitting room with contemporary inset gas fire and bifold doors to the garden
- Versatile and spacious ground floor study / 5th bedroom
- Ground floor WC
- Double aspect galleried landing with fitted storage and airing cupboard housing the new boiler, water tank and shelving
- Master bedroom with fitted wardrobes and large, well-appointed en suite shower room
- Guest bedroom with en suite shower room
- Third double bedroom with fitted wardrobes
- Family bathroom
- Guest suite / studio with en suite shower room and fitted kitchen. Independent access via an external staircase.





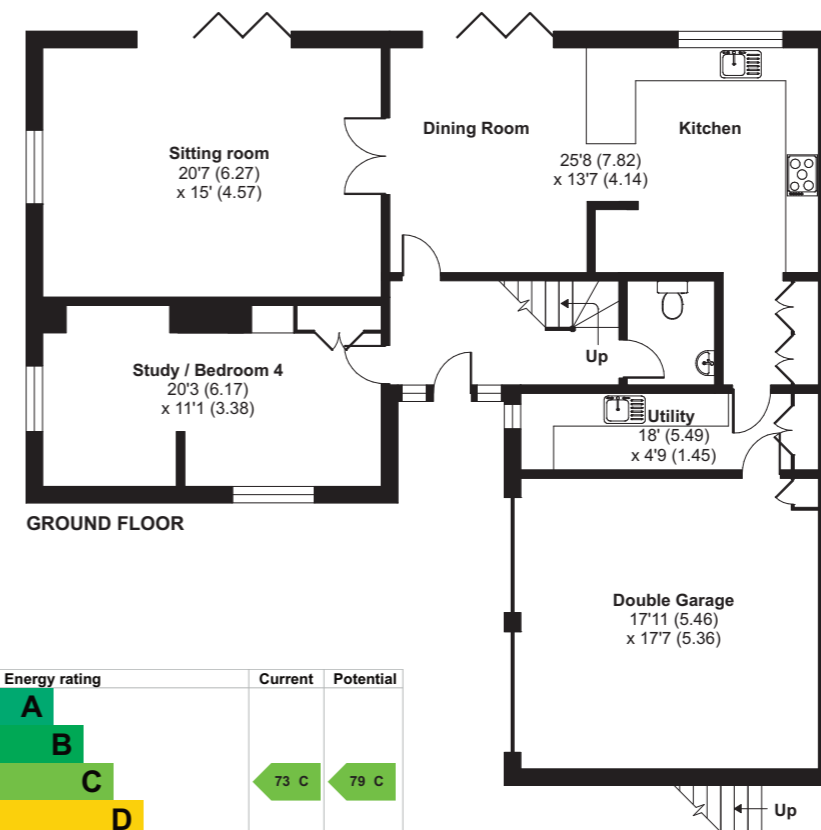
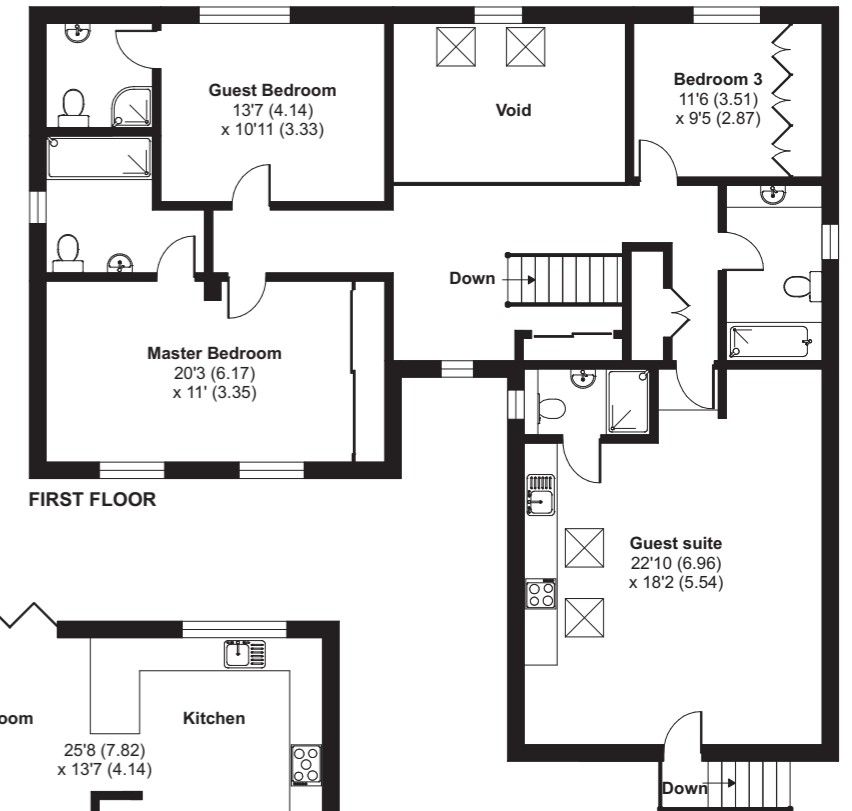
2 Farley Close, Truro, TR1 2GD

Main House = 2722 sq ft / 252.9 sq m

Garage = 320 sq ft / 29.7 sq m

Total = 3042 sq ft / 282.6 sq m

For identification only - Not to scale



The garden and parking

- Extensive driveway to the front providing private parking for at least five cars, EV charging point
- Integral double garage with electric doors
- External staircase rising to the guest suite providing independent access – ideal for studio / consulting room / home office
- Well enclosed, level and south facing rear garden. Extensive dark grey limestone terrace accessed from the living areas. Lawn with raised terrace to the rear boundary. Side access

What 3 Words

///diner.golf.ozone

Distances

Truro High School – 150 yards; Truro Cathedral – 900 yards; Truro School – 1; Boscawen Park – 1.5; Penair School – 1.7; Royal Cornwall Hospital (Treliske) and The Duchy – 2.4; Truro College – 2.6; Idless Woods – 3; Loe beach – 4.8; Mylor Yacht Harbour – 10; Falmouth – 10.5; St Agnes – 12; Cornwall Airport (Newquay / Mawgan Porth) – 19.5

(All distances are approximate and in miles)

Tenure, services and material information

Freehold. Mains electricity, water, drainage and gas. Gas central heating. Broadband: Full Fibre broadband available. Internal sprinkler system fitted.

Council Tax: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Shore Partnership Limited. REF: 1230703

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.

IMPORTANT NOTICE Shore Partnership, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Shore Partnership has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



www.carbonbalancedprinter.com
Registration No. CBP2277

This brochure was produced and printed by BJ Press Ltd, a Carbon Balanced Printer registered with the World Land Trust.



Ben Davies
Director



Tim May
Director

WHERE YOU LIVE MATTERS

Telephone: 01872 484484
Email: contact@shorepartnership.com

School House Office, Market Street,
Devoran, Truro, Cornwall, TR3 6QA

