



Brook House

St. Georges Road, Truro

Brook House, 19 St. Georges Road

Located within a short and level walk of the centre of Truro and enjoying a leafy backdrop of Victoria Gardens, this charming and spacious townhouse retains a wealth of period features with classic Georgian proportions, an enclosed courtyard garden and accommodation over three floors.

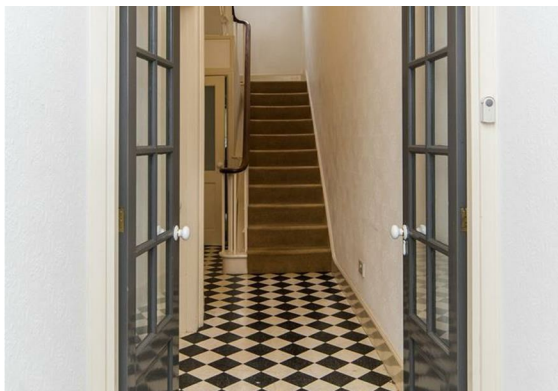
Distances

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)

The Property

- A fine example of a late Georgian townhouse (circa 1860)
- Period detailing throughout including original cornicing, hallway corbel, high skirtings, sash windows and high ceilings
- Superb sitting room with open fireplace and original twin doors to the kitchen
- Kitchen / breakfast room with leafy outlook
- Utility room
- Two first floor double bedrooms
- Spacious family bathroom with separate WC
- Master bedroom occupying the entire top floor with en suite shower room





The Garden

- Enclosed courtyard garden with balcony
- Peaceful and relaxing with a wonderfully calm atmosphere
- Edge of Victoria Gardens backdrop

The Location

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

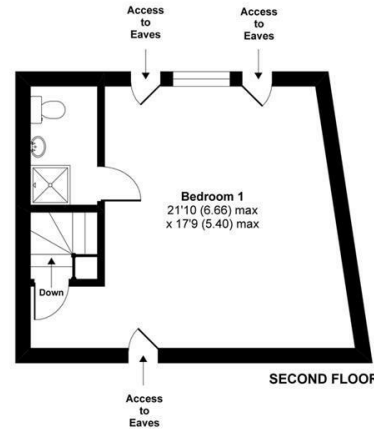
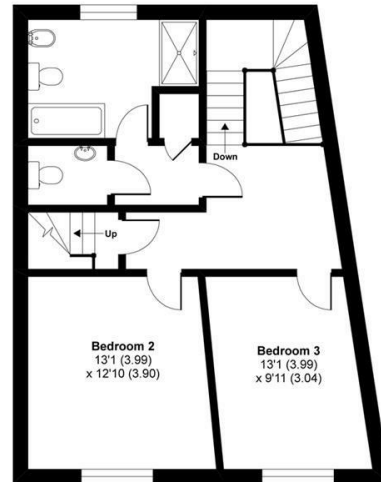
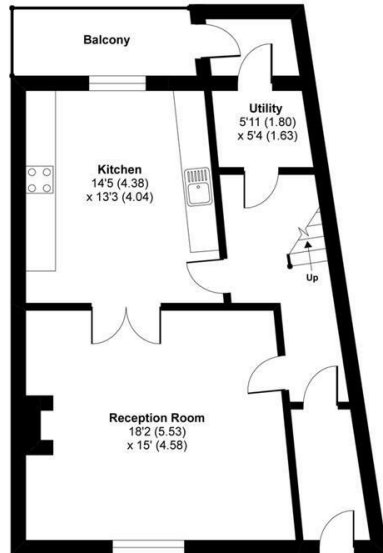
Sports enthusiasts are particularly well-catered for with a sports centre with swimming pool, two tennis clubs, squash club, rugby, football and cricket clubs within the city. Watersports are readily accessible with the north coast surfing beaches and highly regarded sailing waters of the Carrick Roads on the south coast, both within a short drive.



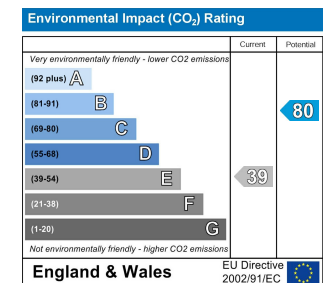
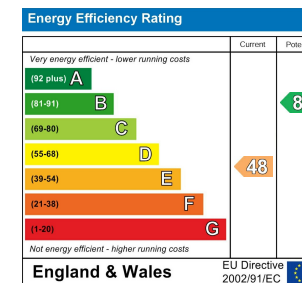
19 St. Georges Road, Truro, TR1

Main House = 1657 sq ft / 153.9 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). © nichecom 2020. Produced for Shore Partnership Limited. REF: 663680



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.

PROPERTY AGENTS
Where you live matters

www.shorepartnership.com
contact@shorepartnership.com | 01872 484484