



Alexandra House

Located on the edge of the centre of Truro and enjoying a backdrop of Victoria Gardens, this superbly appointed and beautifully renovated townhouse features great attention to detail throughout. Providing stylish and bespoke accommodation over three floors, this 1860-built Grade 2 Listed property is a very fine example of the late Georgian period.





Alexandra House, 18 St George's Road, Truro, TR1 3JD

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.

Ground floor

Slate flagstone entrance and pillared storm porch leads to the entrance vestibule.

Entrance hall with high ceilings, two-tone detailing, period cornice, ornate corbel and dado rails. Access to sitting room, kitchen, utility / WC and stairs to first floor with large sash window at half landing. Original cotsrung staircase and mahogany handrail, vintage-style cast iron radiator. Understairs cupboard.

Kitchen with French doors to the balcony and lower level garden. Bespoke and high quality Hacker kitchen with NEFF appliances (steam oven, fridge / freezer and dishwasher), Kuppersbusch gas hob (touch control), Elica extraction (recycling) hood, pull-out pantry cupboard. Engineered wood flooring. Original high skirtings. Vintage-style cast iron column radiator.

Sitting room with high ceilings, original twin doors linking kitchen, original cornicing, picture rails, pelmet and high skirtings. Ornamental travertine stone fireplace with slate hearth. Vintage-style cast iron column radiator.

Utility with fitted cupboard and separate WC. Pleasant outlook to edge of Victoria Gardens.



First floor

Guest bedroom to rear with original high skirtings and outlook to edge of Victoria Gardens. Large fitted wardrobes.

Guest bedroom to front with original cornicing.

Boutique bathroom with high-back bath, separate rainfall shower, window shutters and underfloor heating (electric).



Second floor

Master bedroom with vaulted ceiling, exposed beams and providing a wonderful feeling of space and tranquillity. Eaves storage, two large Velux windows with beautiful views towards the edge of Victoria Gardens and Truro cathedral. Vintage-style cast iron column radiators. Two built in cupboards. Storage cupboard housing the combination boiler at the top of the stairs.

En suite with features walls, pleasant outlook, shower, WC and basin.





Garden

Enclosed 'courtyard' garden to the rear with access via the kitchen balcony steps. Well planted and with a wonderfully calm atmosphere.

Services, tenure and general information

Freehold, Grade 2 Listed, Council Tax D. Permit parking along St George's Road. Mains electricity, water, drainage and gas. New central heating system installed in 2012. Superfast Broadband is available in the postcode.

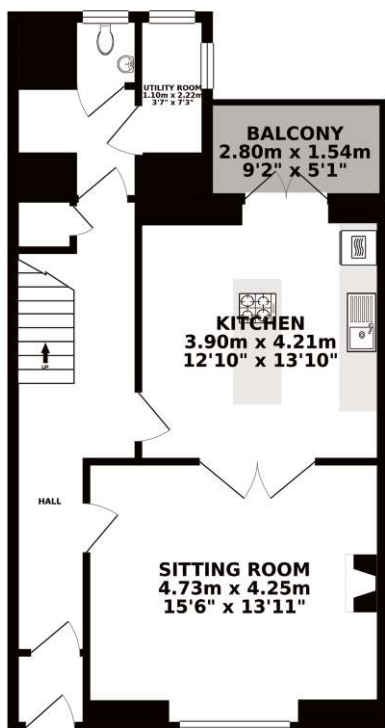
Shore recommendations

- Take a walk around Victoria Gardens for a colourful and peaceful break
- Visit the Royal Cornwall Museum for a fascinating insight into Cornwall's heritage
- Head to Mannings, Bustophers and The Rising Sun for Truro's best food & drink
- Some of the country's best real ale is produced in Truro at Skinner's Brewery and served at The Old Ale House.
- The cathedral holds superb concerts year-round and The Old Bakery Studios is now an established venue on the gigging circuit
- Visit Lemon Street Market for boutique shopping and great coffee
- Play tennis at the refurbished courts at Boscawen Park
- Enjoy dog walking and mountain biking at Idless Woods, Roundwood Quay and Trellisick
- Take the train to Falmouth, Penzance and London from Truro's mainline station

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GROUND FLOOR

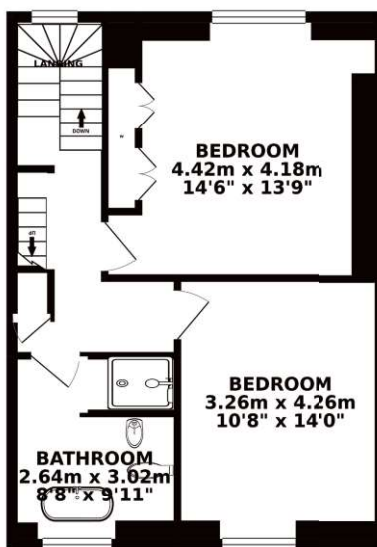


TOTAL FLOOR AREA : 158.21 sq. m. (1702.96 sq. ft.) approx.

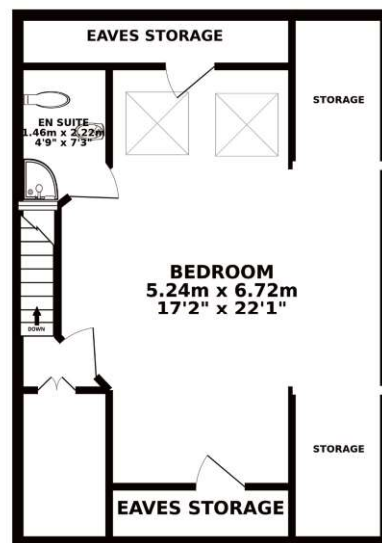
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