



Hillside

Idless



Location

Idless is a picturesque and peaceful hamlet nestled in a sheltered, south-facing valley just a mile from the centre of Truro. Accessed via a designated 'Quiet Lane', the area is home to a charming collection of traditional cottages and elegant period homes, all surrounded by rolling countryside and ancient woodland.

The setting feels wonderfully secluded — a true escape from the hustle and bustle, yet moments from Truro.

Idless Woods, a Forestry England-managed woodland, offers miles of scenic trails ideal for walking, jogging, horse riding and mountain biking.

Despite its rural charm, Idless benefits from convenient proximity to Truro, Cornwall's cultural and commercial capital.

Truro offers a vibrant mix of independent boutiques, national retailers, and artisan markets set among cobbled streets and Georgian architecture. The city is also a hub for dining and entertainment, with a wide range of restaurants, bars, a cinema and the acclaimed **Hall for Cornwall** theatre hosting year-round performances.

This rare combination of rural tranquillity and urban convenience makes Idless one of the most desirable and best-kept secrets in south Cornwall.



Hillside, Idless, Truro, TR4 9QT

Enjoying a truly idyllic rural setting just minutes from Truro, this charming and beautifully improved detached period home offers over 2,800 sq ft of versatile accommodation, set within exquisite 1.2 acre gardens including a tennis court, studio and outbuildings

The property

- Beautifully evolved and extended period home with much charm and character
- Rare combination of space, privacy and tranquillity within walking distance of woodland walks and close proximity to schools, hospitals and Truro's amenities
- Private and spacious detached residence enjoying a discreet and peaceful location just minutes from central Truro
- Versatile and welcoming living spaces thoughtfully reconfigured to blend formality with relaxed family living
- Attractive reception hall with granite columns and two staircases
- Triple aspect living room defined by a beamed ceiling, granite fireplace and two sets of French doors, one to the front courtyard and one to the side terrace. Hatch to cellar.
- Double aspect sitting room with French doors to front courtyard
- Dining room overlooking and providing access to the terrace and gardens. French doors to the garden room.
- High quality double aspect kitchen / breakfast room with flagstone flooring. Granite and silestone tops, central island and larder cupboard. Appliances include two drawer Fisher & Paykel dishwasher, American fridge freezer and Everhot range cooker (by separate negotiation) with professional extractor hood.
- Garden room with Karndean oak effect parquet flooring
- Ground floor WC
- Spacious double aspect master bedroom enjoying views over the gardens and a beautifully appointed en suite shower room
- Guest bedroom with fitted wardrobes and en suite shower room
- Two further bedrooms, both with fitted wardrobes
- Family bathroom with separate shower
- Laundry room

The Gardens, Parking and Outbuildings

- Cobbled and tarmac driveway framed by curving stone walls
- Generous parking area for multiple vehicles with access into the gardens
- Gated entrance to a charming front courtyard with granite and cobbled flooring, raised beds, high stone walls and canopied front entrance
- Expansive rear terrace spanning the width of the house, with an additional side terrace enjoying afternoon sun
- Beautifully maintained lawned garden bordered by deep, colourful planting and specimen trees, with countryside views beyond







- Secluded seating areas nestled among mature planting for peaceful enjoyment
- Woodland copse filled with spring flowers including bluebells, offering a natural extension to the garden
- Productive kitchen garden and a discreetly positioned studio outbuilding
- Additional modern outbuildings around a tucked-away yard with workshop/storage space and secondary access to the quiet country lane
- Fenced all-weather tennis court set below the lawn
- Approximately 1.2 acres in total

Tenure, services and material information

Freehold. Mains water and electricity. Private drainage. Oil fired central heating.

Council Tax: band F

Broadband: Full Fibre (source: <https://www.openreach.com/broadband-network/fibre-availability>)

What 3 Words /// clips.action.agent

Distances

Idless Woods – 0.2; Shortlanesend – 1; Truro – 1; Waitrose – 2.8; Perranporth beach – 7.5; St Agnes – 8.6; Falmouth – 12; Mylor Yacht Harbour – 12.7; Cornwall airport – 17.3
(All distances are approximate and in miles)



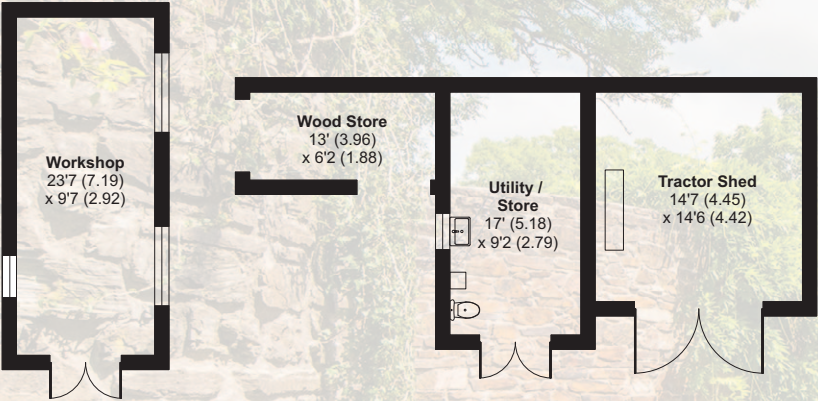


Directions

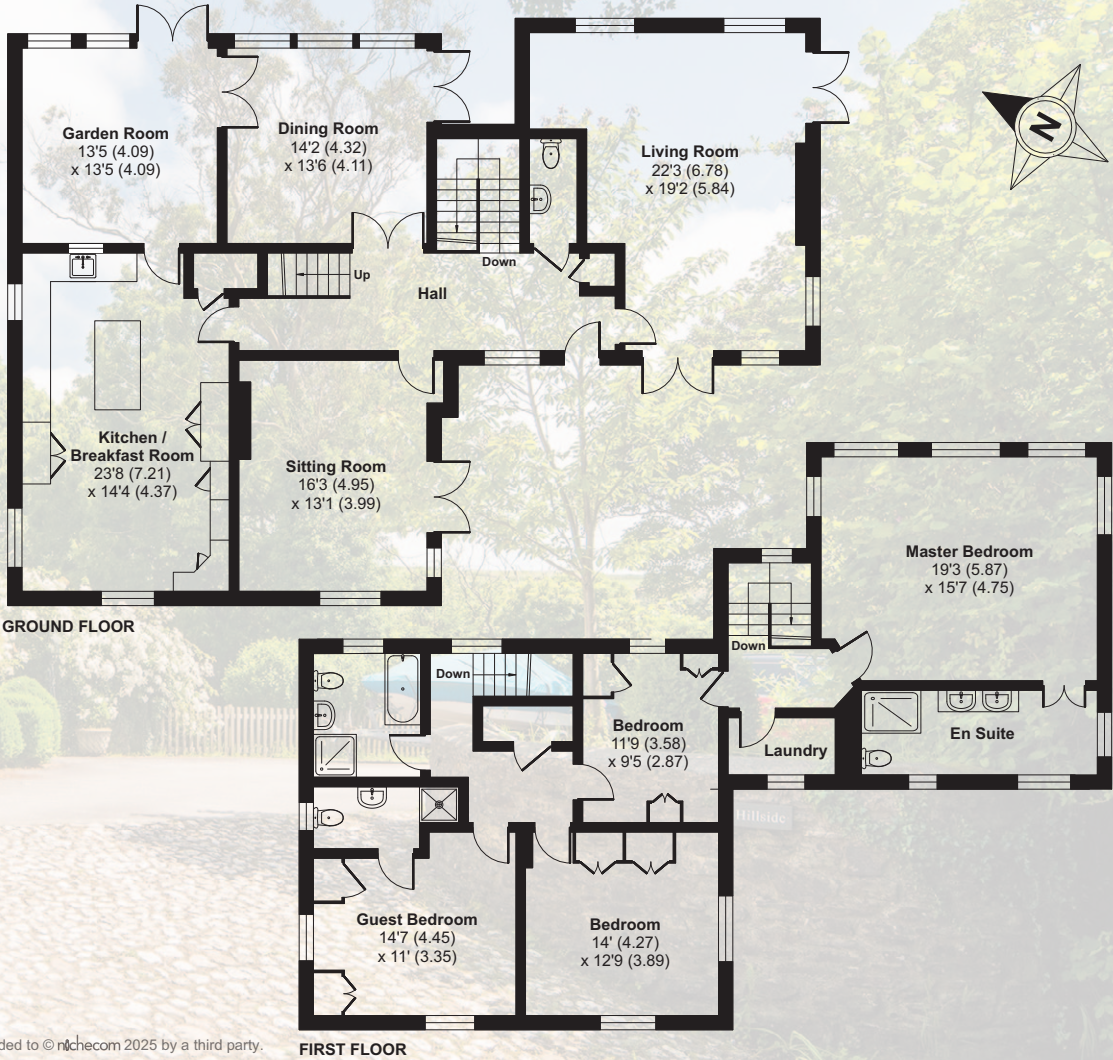
From Kenwyn Road in Truro, turn right into Higher Trehaverne and continue past all of the residential properties before turning left, opposite the turning to Bishops Close. Continue along this country lane until the hamlet of Idless, then as the road forks at the manor house, turn left. After a short distance, Hillside is positioned on the right hand side.

Hillside, Idless, Truro, TR4 9QT

Main House = 2867 sq ft / 266.3 sq m
Total = 3809 sq ft / 353.8 sq m (includes outbuildings)
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 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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