



# Falmouth Road

Truro



# Polwithan

39 Falmouth Road, Truro, TR1 2BL

Situated in a highly convenient setting close to Truro High School and the city centre, this impressive period townhouse combines a light-filled, extensive modern living with the character and retained detailing of the original Victorian house. Beautifully renovated to a high standard, the impeccably arranged accommodation flows seamlessly to a level south-facing terrace and garden, while up to six bedrooms and generously proportioned living spaces provide exceptional flexibility for family life.





## The Location

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 and cinema, complemented by the national-class Hall for Cornwall.

The city enjoys a fantastic selection of primary and secondary education including Archbishop Bishop Benson, Penair, Richard Lander and Truro College (sixth form) as well as the private options at Truro School, Truro High School (for girls) and Polwhele Preparatory School.

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 a great location for a healthy, active and fulfilling lifestyle.

## 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) & 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)





## The Property

- Well-proportioned semi-detached Victorian townhouse
- Beautifully renovated and extended
- Within walking distance of the centre of Truro
- Entrance porch and elegant hall
- Statement front door in distressed bronze with a warm copper interior and a finely crafted solid brass handle
- Double aspect sitting room with marble fireplace with inset woodburner, original bay window shutters and exposed floorboards
- Dining room with exposed floorboards, period marble fireplace and bay window with window seat
- Study and snug areas
- Extension designed by Tony Hawes with floor-to-ceiling glass doors and electrically operated skylight
- German kitchen (Nolte) with range of AEG, Bora and Caple.
- Utility room
- Ground floor WC
- Principal bedroom with bay window, ornamental fireplace, dressing room and en suite shower room
- Up to three further first floor bedrooms
- Double aspect shower room
- Two double bedrooms and bathroom occupying the second floor

## The garden and parking

- Extensive driveway to the rear providing parking for 4 cars
- Store with power connected
- EV charger
- Well enclosed, level and south facing rear garden, mainly laid to lawn and with thoughtfully landscaped sitting out terraces
- Log store





### Tenure, services and material information

Freehold. Grade 2 Listed. Mains electricity, water, drainage and gas. Gas central heating. Underfloor heating within kitchen and rear lobby.

Broadband: FTP (source: <https://www.openreach.com/fibre-checker>)

Council Tax: band F

### Directions

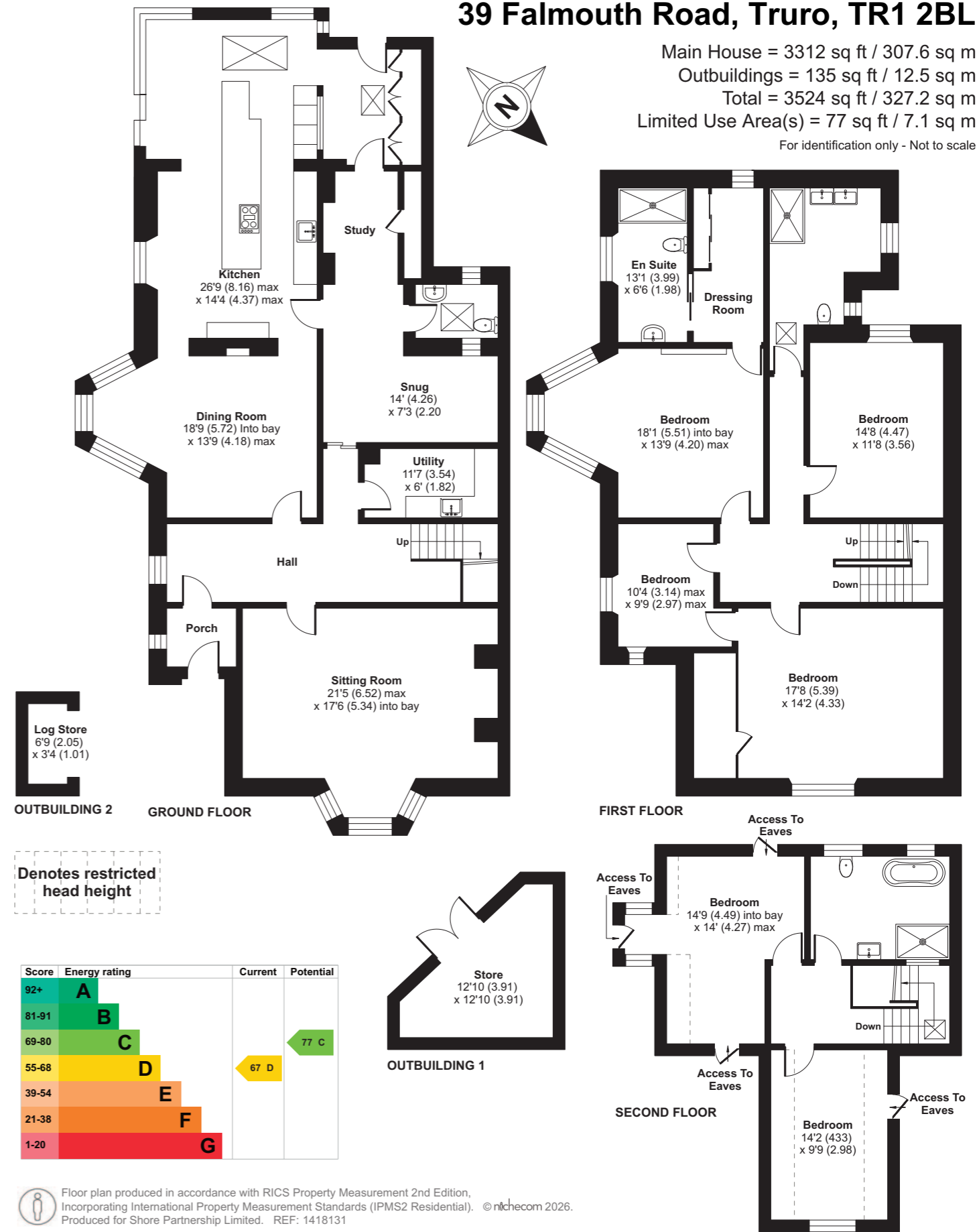
Travelling into Falmouth Road from Lemon Street / Richard Lander monument, continue for approximately 300 yards and turn left into Park View. The property is the first on the left.

### What 3 Words

///middle.summer.funny

## 39 Falmouth Road, Truro, TR1 2BL

Main House = 3312 sq ft / 307.6 sq m  
 Outbuildings = 135 sq ft / 12.5 sq m  
 Total = 3524 sq ft / 327.2 sq m  
 Limited Use Area(s) = 77 sq ft / 7.1 sq m  
 For identification only - Not to scale



**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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## WHERE YOU LIVE MATTERS

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