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THE CORNWALL ESTATE AGENT

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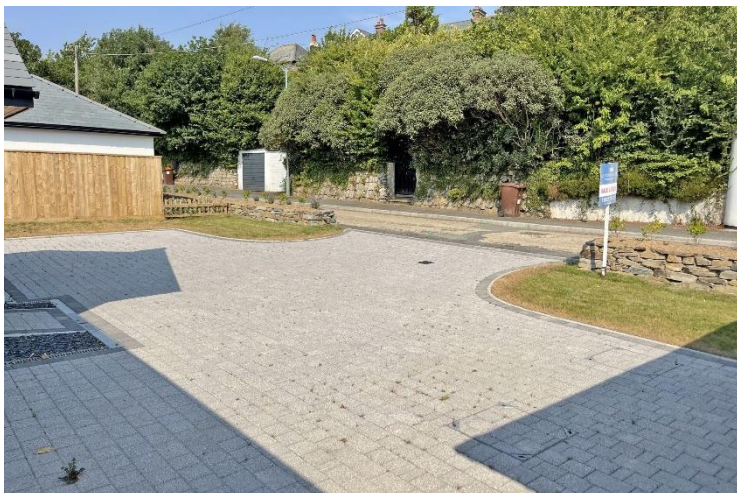
£550,000

2 Arch Hill Place,
Old Falmouth Road, Truro, Cornwall, TR1 2FU

FREEHOLD



A recently built reverse level 3 bedroom detached home in an elevated position with a westerly outlook in the highly sought after southern side of the city. With spacious, high specification accommodation including broad balconies, detached garage, parking and gardens. These are traditionally built homes under natural slate roofs of the highest quality.





SUMMARY OF ACCOMMODATION

First Floor: entrance hallway with cloakroom/wc, fitted kitchen with integrated appliances, bedroom 4/study, living room with bifold doors to balcony.

Ground Floor: principal bedroom with en-suite, 2 further bedrooms, family bathroom.

Outside: lawned gardens, detached garage and brick paved driveway.

In all, extending to about 126.3m².



DESCRIPTION

Arch Hill Place is located on Old Falmouth Road and is an elevated location enjoying a westerly outlook.

No. 2 benefits for a particularly generous gardens and is of a reverse level design with broad balcony on the main reception and bedroom taking advantage of the outlook.

The house is traditionally constructed under a natural slate roof and has underfloor heating to both the ground and first floor and will come with a Professional Consultant Certificate.

The high specification Kettle & Company kitchen has stone worktops and integrated appliances including AEG double oven and gas induction hob, integrated dishwasher and fridge freezer and wine cooler.

The bath and shower rooms have Porcelanosa ceramic tiled walls and floors.

The house has a detached garage and block paved driveway and the gardens have paving slabs to the patios and paths and a turfed rear garden.

The broad balcony are powder coated steel with frameless glass infill panels.



LOCATION

Arch Hill Place is located on Old Falmouth Road which is on the southern outskirts of the city. The location is exceptionally convenient with easy access out on to the A30, along the A39 to Falmouth and within moments of the city and all its facilities.

The southern side of Truro is one of the most highly sought after locations in the county with its proximity and easy access to the Carrick Roads which provide some of the finest day sailing waters in the country.

Truro Golf Club is within 5 minute's drive with further courses available at Tehidy Country Park and Falmouth. In terms of facilities, Truro is Cornwall's capital and has the widest range of facilities in the county, including high quality shopping, many restaurants, cafes and bars, a cinema and a Hall for Cornwall theatre. In terms of education there are three highly regarded private schools within the city as well as further education.

As well as very good access on the road network Truro has a mainline railway station with direct trains to Paddington, London taking around 4½ hours.



SPECIFICATION

EXTERNALS

- Painted masonry / render / Cedar cladding
- Natural slate roofs — Brazilian Grey/Green
- Block paved driveways
- 450 x 450 paving slabs to patios and paths
- 1.8m high timber close boarded fences to dividing gardens
- Drystone wall to boundary
- Topsoil and turfed rear gardens (where applicable)
- Timber side pedestrian gate
- Anthracite uPVC double glazed casement windows
- Black uPVC downpipes and guttering
- Anthracite uPVC fascia and soffits
- Powder coated steel balconies with frameless glass infill panels.

INTERNALS

- High specification integrated kitchens
- Stone worktop
- Double Electric oven — AEG
- Gas/Induction Hob — AEG
- Integrated dishwasher
- Integrated fridge freezer
- Integrated wine cooler
- Porcelanosa ceramic tiled Walls & floors to bathroom and en-suite
- Mayflower sanitary ware
- Wall mounted mirror in master en-suite and bathroom
- Oak doors with brushed chrome ironmongery and fittings
- UPVC glazed French doors opening onto patios
- Aluminium Bi-Fold doors opening onto balcony
- Gas boiler with pressurised system — Ideal Logic
- Under-floor heating to ground floor & first floor
- BT and TV points to lounge / diner and all bedrooms
- Fitted wardrobes with light to designated bedrooms
- Luxury Vinyl flooring to living areas
- Carpet to halls, bedrooms.

GENERAL INFORMATION

VIEWING – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE – TR1 2FU.

SERVICES – Mains water, electricity and drainage are connected.

COUNCIL TAX BAND – F (see www.mycounciltax.org.uk).

DIRECTIONS – From Truro city centre head up Lemon Street onto Falmouth Road and at the roundabout at the top go straight over and immediately on your left is a turning onto Old Falmouth Road. Arch Hill Place is located on the right hand side a few hundred yards down the road.

AGENT'S NOTE – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme

Not to scale – for identification purposes only.

