



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9322

Offers over £700,000

7 Falmouth Road,
Truro, Cornwall, TR1 2BL

FREEHOLD



An attractive 3 bedroomed Grade II Listed Georgian townhouse, offering elegant and well proportioned accommodation with 10' high ceilings, tall sash windows and a beautiful east facing walled rear garden. Just a short walk from Truro city centre, in one of Truro's most highly regarded terraces and with the additional benefit of a large garage (23'3" x 19'7"). In need of modernisation and to be sold with no onward chain.





SUMMARY OF ACCOMMODATION – In all, about 2,552sq.ft. (including garage)

Ground Floor: entrance vestibule, entrance hallway, 2 reception rooms, kitchen/breakfast room, utility room, wc.

First Floor: split-level landing, family bathroom, separate shower room, 3 double bedrooms.

Second Floor: attic room, shower room.

Outside: front terrace, rear garden with 2 sun terraces, double garage.

DESCRIPTION

7 Falmouth Road was built, we believe, circa 1830 and has been in our client's family's ownership since 2006.

To be sold with no onward chain, 7 Falmouth Road would undoubtedly benefit from a degree of modernisation and even potentially some remodelling, as many along this fine terrace have benefited from. Falmouth Road is widely regarded as one of the best terraces in Truro with an array of attractive facades and houses boasting beautiful period features, all of which are just a short walk from the city centre. No. 7 has the incredibly beneficial aspect of a

double garage to the rear, something which many of the houses on Falmouth Road do not have the luxury of. There is also terrific scope for enhancement of value given the schedule of works and improvements that some of the neighbouring properties have undergone.

Seldom do such attractive period townhouses such a short walk away from the city centre become available with sufficient and easily accessible parking that offer huge scope for enhancement in value and an early viewing is unhesitatingly recommended.



LOCATION

7 Falmouth Road is centrally situated within Truro and is within short walking distance of the city centre. Truro is Cornwall's administrative, business and shopping capital with many national and local boutique retailers among its attractive cobbled streets. The city has more recently gained a reputation of Cornwall's best served and most varied evening entertainment centre with a large variety of different restaurants and bars, along with a cinema and the successful Hall for Cornwall theatre. Many events take place on Lemon Quay which is overlooked by a flagship Marks & Spencer store. All of these facilities and more that Truro has to offer are literally on your doorstep.

Truro is ideally situated for sporting activities with several good quality golf clubs nearby, a sports centre with swimming pool, squash club, two tennis clubs, rugby and football clubs. Whilst water sports facilities are nearby as Truro is no more than 15 minutes' drive to either coast for surfing on the north coast or the day sailing waters of the Carrick Roads, on the south coast.

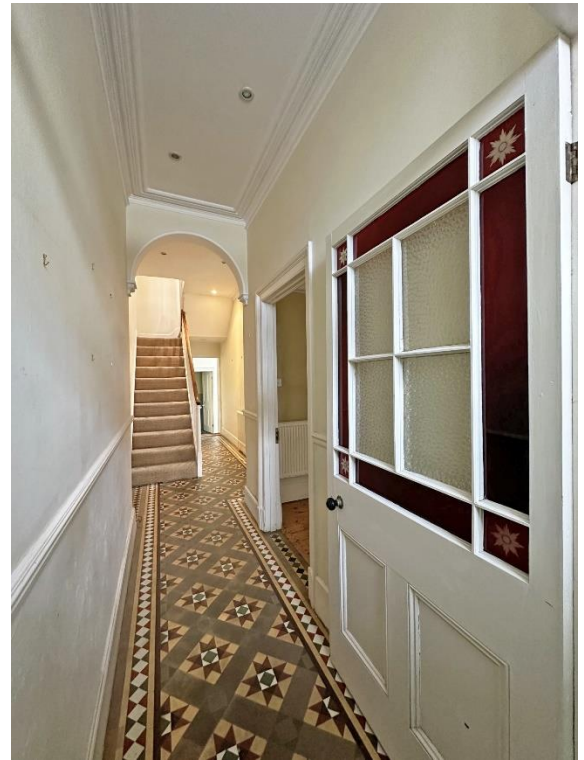
THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)

From the front terrace, a wooden door with fan top light opens to:-

ENTRANCE VESTIBULE. Stained glass wooden door with large top light above opening to:-

ENTRANCE HALL. Tessellated tiled floor, turning staircase to the split-level landing and first floor, shelved understairs storage cupboard, radiator and doors to:-

FIRST RECEPTION ROOM – 15'5" x 14' plus window (including alcove). An impressive reception room with wooden floorboards, 10' high ceiling, coal effect gas fire with slate hearth and wooden surround and shelved alcoves to either side, impressive sash window with wooden shutters, radiator and double wooden doors to:-



SECOND RECEPTION ROOM – 14'1" plus window x 13'9" (including alcove). Wooden floorboards, coal effect gas fire with slate hearth and wooden surround and alcoves to either side, sash window with wooden shutters overlooking the side terrace and rear garden, radiator.

From the hallway, two steps descend to an inner hallway with slate flooring, radiator, multipaned sash window overlooking the side path and part glazed wooden door opening to the side path and doors to:-

WC. Cantilevered heritage wash basin, wc.

UTILITY ROOM. Built-in shelving.

KITCHEN / BREAKFAST ROOM – 30'4" x 10'. An impressive light filled room with three multipaned sash windows overlooking the side path and uPVC double glazed doors with windows beside and above opening to the sun terrace and rear garden, radiator, slate flooring. The kitchen comprises a range of white soft close base units under a granite effect worktop with green tiled splashback and further wall mounted matching units and display cabinets. Integrated appliances include a Neff fridge, dishwasher and extractor hood. Space for a range style cooker. Space for a range style cooker.



From the entrance hallway, a staircase ascend to:-

SPLIT-LEVEL LANDING. Built-in wardrobes and doors to:-

FAMILY BATHROOM. Wooden panelling to half height, wc, cantilevered heritage wash basin, freestanding claw foot bath, radiator, loft access hatch, built-in storage cupboards (one with shelving and one which houses the Worcester boiler), multipaned sash windows with wooden sill under.



SHOWER ROOM. Wooden panelling to half height, wc, cantilevered heritage wash basin, walk-in shower cubicle, multipaned sash window, radiator.

From the split-level landing a small flight of stairs ascend to:-

FIRST FLOOR

LANDING. Light tunnel above, radiator, shelved understairs storage cupboard, staircase ascending to the attic room and doors to:-

BEDROOM 1 – 14' x 12'6". A large double bedroom with built-in wardrobe with hanging rail, multipaned sash window overlooking the rear garden and with views across rooftops, radiator.



BEDROOM 2 – 14'1" (plus window) x 11'1" (including alcove). An impressive double bedroom with multipaned sash window overlooking the front terrace and Falmouth Road, radiator.



BEDROOM 3 – 10'6" x 8'6". Third double bedroom with multipaned sash window overlooking the front terrace and Falmouth Road, radiator.

From the first floor landing a staircase ascends to:-

SECOND FLOOR

LANDING. Wooden door to:-

ATTIC ROOM – 15'2" x 12' (max wall to wall) with restricted head height in parts. Wooden panelling on two walls, a walk-in dormer with multipaned sash window overlooking the rear garden and with a very pleasant outlook across rooftops over the city of Truro and the surrounding countryside. Door to:-

SHOWER ROOM. Cantilevered heritage wash basin, wc, large walk-in shower cubicle, skylight.



OUTSIDE

To the front of No. 7, from Falmouth Road, a black wrought iron gate opens to a slate paved terrace.

To the rear, accessed from Barrack Lane, a **DOUBLE GARAGE – 23'3" x 19'7"** with electrically operated roller door and pedestrian door beside provides parking for at least two cars and a door to the rear opens to the rear garden.



The rear garden is delightful with high stone walls on either side and an area of lawn between two sun terraces, one of which has a pergola over and the other is accessed via double doors from the kitchen/breakfast room and leads to a pathway which runs along the side of the kitchen/breakfast room.



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 2BL.

SERVICES – Mains water, drainage, electricity and gas.

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

DIRECTIONS – From Lillicrap Chilcott's office on Lemon Street, proceed up Lemon Street until you reach the Lander Monument on your left hand side. Carry on past the Lander Monument where No. 7 will be found on your left hand side.

To access the parking, turn left onto Barrack Lane, just past the Lander Monument, and take the first right hand turn where the garage for No. 7 will be found on your right hand side. It is an electrically operated roller door with a pedestrian door beside.

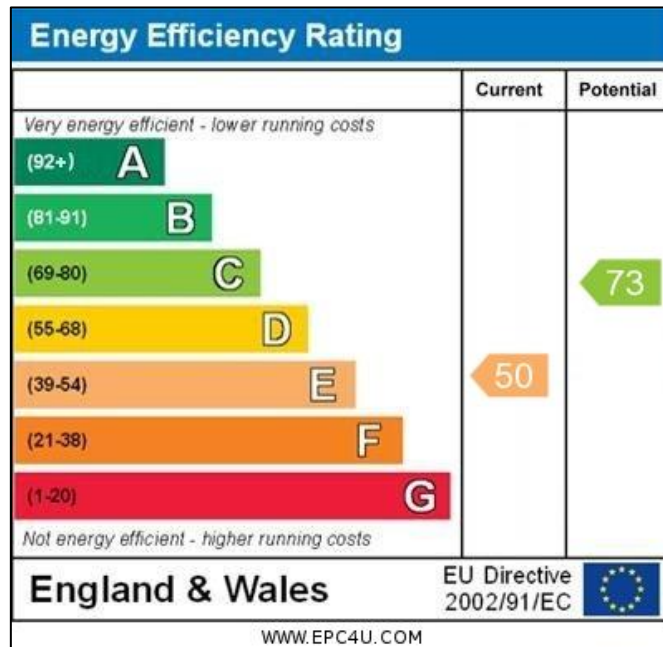
AGENT'S NOTE – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in

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.

Falmouth Road, Truro

Approximate Area = 2496 sq ft / 231.8 sq m (includes garage)

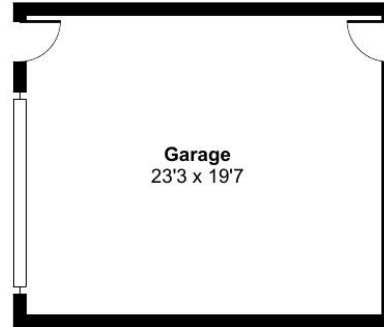
Limited Use Area(s) = 56 sq ft / 5.2 sq m

Total = 2552 sq ft / 237.0 sq m

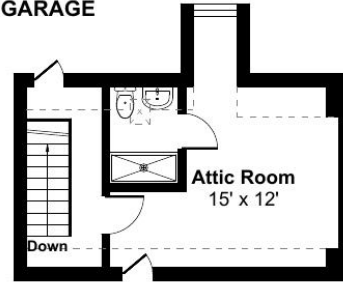
For identification only - Not to scale



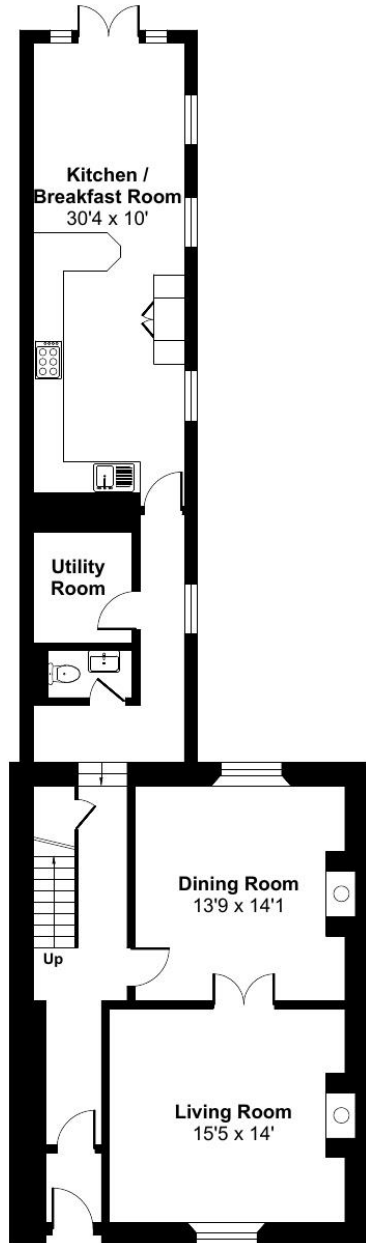
Denotes restricted head height



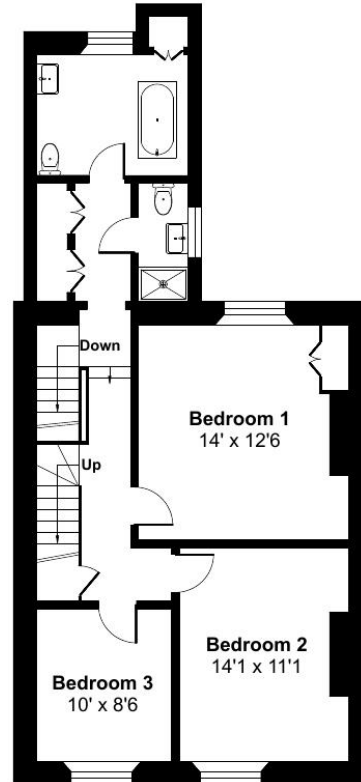
GARAGE



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Lillicrap Chilcott. REF: 950772

