



ROHRS & ROWE

Lyndale House  
The Avenue  
Truro  
Cornwall  
TR1 1HT

- Gorgeous Victorian town house
- Spacious accommodation throughout
- Generous sitting room with bay window
- Living room with beautiful fireplace and bay window
- Conservatory overlooking the garden
- Beautiful bright kitchen with Aga
- 3 floors of accommodation
- Master bedroom en suite with bay window
- 4 further bedrooms
- Generous garage
- Private garden
- EPC E
- Council Tax Band F



ROHRS & ROWE



**STUNNING 5 BEDROOM VICTORIAN RESIDENCE SET IN A HIGHLY DESIRABLE LOCATION AND BENEFITTING FROM SPACIOUS, WELL FINISHED ACCOMMODATION FEATURING MANY PERIOD FEATURES.**





#### PROPERTY

Lyndale House is a beautiful property set in The Avenue, one of Truro's finest residential areas, favoured for its peaceful location and easy access to all the facilities the city has to offer.

The property has great charm and the entrance hallway makes a wonderful first impression with its impressive staircase and tiled flooring. The sitting room is bright and airy, running the full depth of the house with views to the front and rear gardens. There is also access to the conservatory, which is a lovely space to relax in. The living room is another fine room, featuring a beautiful fireplace and bay window. To the rear is the stunning kitchen, with a high vaulted ceiling and an Aga. The dining room is set to one side and finished with the same lovely oak flooring as the kitchen. Upstairs, the master bedroom is very well thought out, and on this level, there are two further bedrooms along with a family bathroom. The upper floor offers two additional bedrooms, one currently used as an office, and another bathroom.

Outside, the garden to the front features a raised terrace and a private dining area to the side of the conservatory. The majority of the garden is to the rear, which is very private, with a driveway providing access to the garage.







#### **LOCATION**

Truro is a beautiful city centred around its magnificent Bath Stone cathedral and the elegant streets that surround it. It is said to be the finest example of Georgian architecture to the west of Bath. The city offers great shopping and business facilities with numerous restaurants and bars as well as a fine selection of private and state schooling.

There is a mainline railway station providing a direct service to London Paddington. The north and south Cornwall coasts are both easily accessible from Truro, which combine to enable the most amazing lifestyle opportunities, with picturesque sailing waters to the south and excellent surfing to the north, on some of the most spectacular beaches in the country.

#### **Distances**

Truro City Centre: 500 Metres • St Clements: 1.8Miles • Truro Golf Club: 2.1 Miles • Malpas Heron Inn: 2.3 Miles • Mylor Yacht Harbour: 11 Miles • Falmouth Marina and Golf Club: 12 Miles • Newquay Airport: 18.5 Miles







# Lyndale House, 6 The Avenue, Truro, TR1 1HT

Main House = 2897 sq ft / 269.1 sq m (excludes eaves storage)

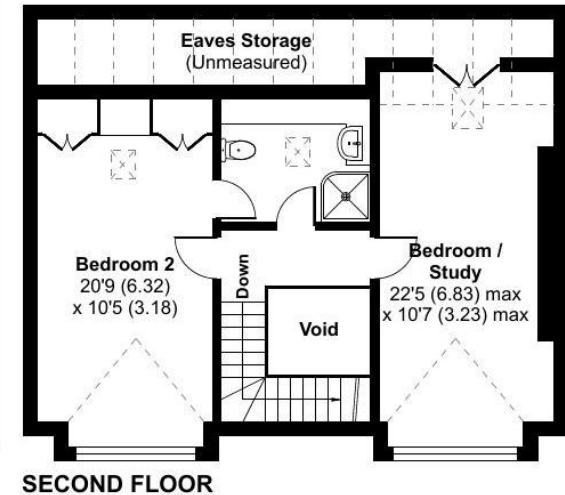
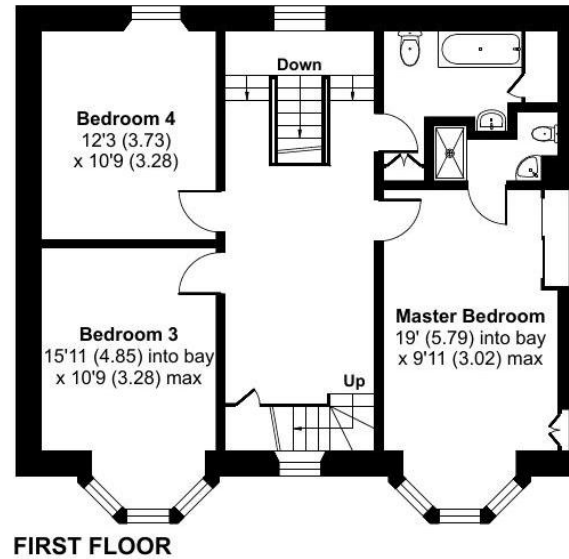
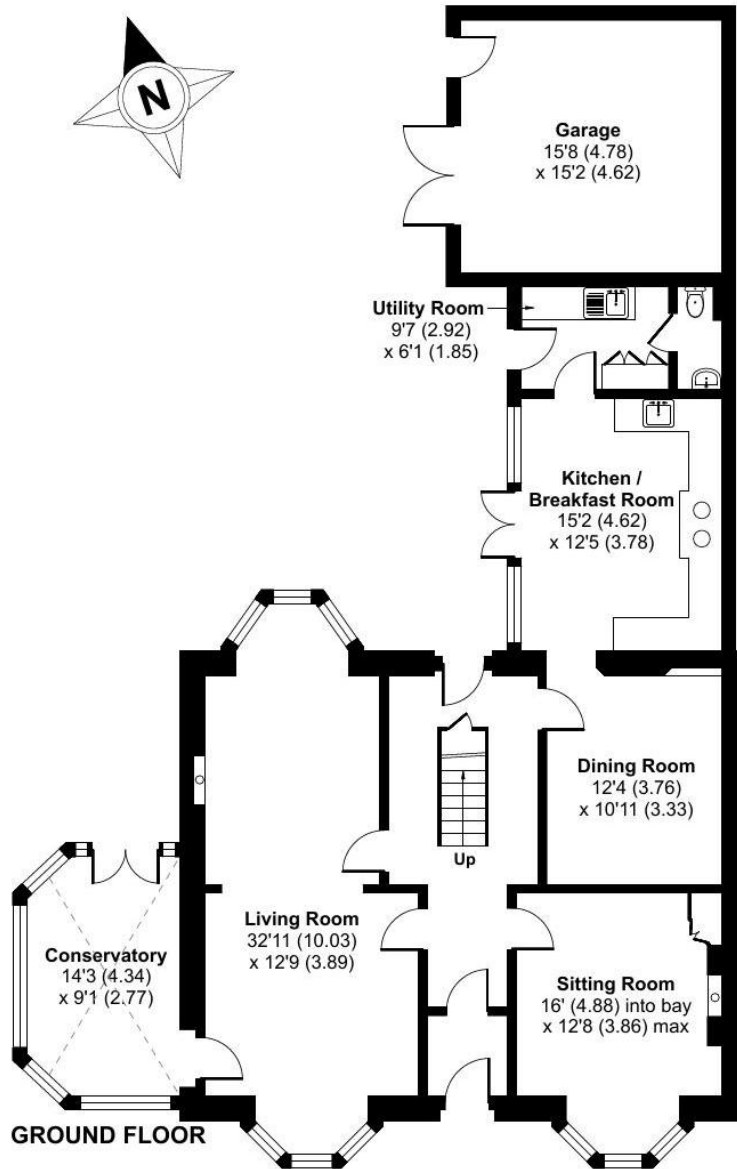
Total = 2983 sq ft / 277 sq m (includes garage)

Limited Use Area(s) = 86 sq ft / 7.9 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Shore Partnership Limited. REF: 1089977



**Services:** Mains water, electricity, gas & drainage.

**Directions:** What3words: ///merit.exists.twig

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