



ROHRS & ROWE

St Johns House
32 Falmouth Road
Truro
Cornwall
TR1 2HX

- Spacious Grade II Listed former vicarage
- Broad entrance hallway
- Attractive sitting room
- Generous dining room with bay window
- Study
- Impressive 36'6x 19'1 kitchen/ garden room
- Luxurious master suite with dressing room
- Guest bedroom suite
- 3 further bedrooms
- Well appointed bathroom
- Hobbies room / bedroom 6
- Boot room
- Courtyard with ample parking
- Garage and store
- Generous well planted garden
- EPC E
- Council Tax G




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A HANDSOME VICTORIAN GRADE II LISTED FORMER VICARAGE OFFERING SPACIOUS ACCOMMODATION WITH A HOST OF PERIOD FEATURES, AS WELL AS A SPECTACULAR MODERN KITCHEN/ GARDEN ROOM





PROPERTY

St Johns House is an impressive, spacious residence set close to the amenities of the city centre below and benefitting from attractive gardens with a good degree of privacy

The courtyard leads to the entrance vestibule and through into a wonderful, broad hallway filled with many original features and a beautiful tiled floor. Set to the front aspect there is a generous dining room, bathed in light from the bay window and featuring an impressive fireplace. The sitting room is a cosy space, perfect for relaxing evenings and there is a well placed study. The main focus of the house has become the magnificent kitchen/garden room which is perfect for entertaining as it flows beautifully out to the garden and offers plenty of space and is filled with light. The original kitchen is complete with Aga and is still an integral part of the property. The broad staircase leads up to the main bedroom accommodation on the first floor. The master suite is quite indulgent, with a generous bedroom leading to a broad dressing room and then into a spacious en-suite bathroom. The guest suite is also delightful, with a lovely en-suite and there is an additional third bedroom with a family bathroom. On the upper floor, there are two further bedrooms, a bathroom, and a hobbies room, which could serve as a sixth bedroom if required.

The courtyard offers ample parking, with space for at least four cars. The garden, set to the rear, provides a lovely oasis of space and privacy, with a broad lawn, attractive planting, and a patio adjacent to the kitchen/garden room. At the far end of the garden is a garage with a good-sized storage area.







LOCATION

St Johns House is a wonderful property located just a short distance from all the amenities that Truro offers. 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 west of Bath. The city offers excellent shopping and business facilities, with numerous restaurants and bars, as well as a fine selection of private and state schools. There is a mainline railway station providing a direct service to London Paddington. Both the north and south coasts of Cornwall are easily accessible from Truro, offering amazing lifestyle opportunities. To the south are picturesque sailing waters of Falmouth Bay, and to the north, some of the country's most spectacular beaches, perfect for surfing.

DISTANCES

Truro City Centre: 400 Metres • St Clement: 2 Miles • Truro Golf Club: 2 Miles • Malpas Heron Inn: 2.6 Miles • Mylor Yacht Harbour: 11 Miles • Falmouth Marina and Golf Club: 12 Miles • Newquay Airport: 18.5 Miles





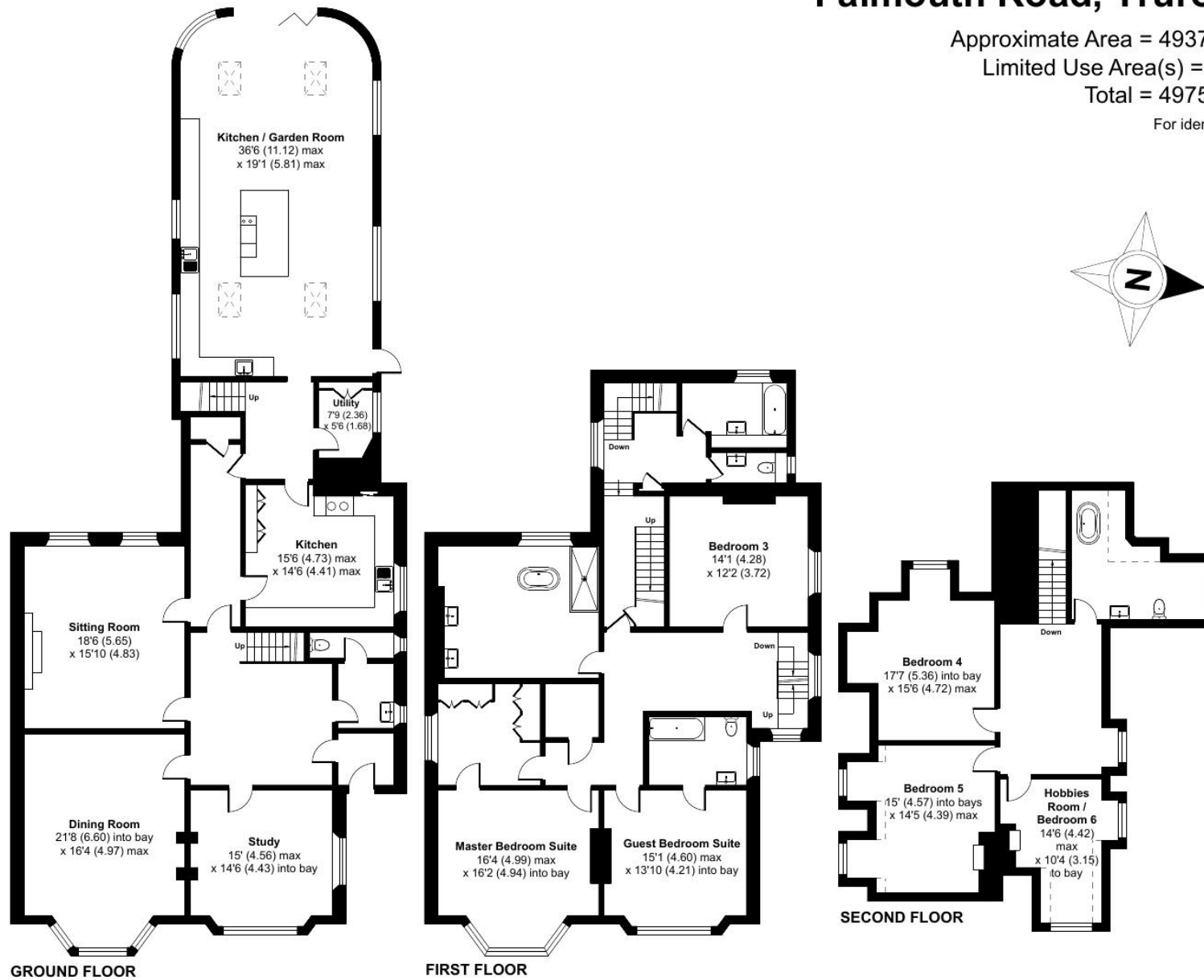
Falmouth Road, Truro, TR1 2HX

Approximate Area = 4937 sq ft / 458.6 sq m

Limited Use Area(s) = 38 sq ft / 3.5 sq m

Total = 4975 sq ft / 462.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024.
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Services: Mains water, gas, electricity & drainage.

Directions: What3Words: tinsel.river.apply

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