



7 The Parade

Truro

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Malpas Road, Truro TR1 1QE

Located within one of Truro's most picturesque and highly coveted Grade II Listed terraces, this exceptional Georgian townhouse radiates elegance and timeless appeal. Showcasing meticulously preserved period features and exquisite attention to detail, it offers a light-filled, spacious layout thoughtfully arranged across three floors. A superb example of a sensitively restored heritage home, it seamlessly blends classic charm with refined modern living.





The location

This fine example of a classic Georgian townhouse is located within one of the most desirable and highly-regarded terraces in Truro. The Parade is defined by its beautiful Georgian architecture, its raised elevation providing seclusion from Malpas Road and its close proximity to Boscawen Park and the city centre.

Truro boasts a wide and varied mix of national and boutique retailers found within the pretty cobbled streets radiating out from the iconic Gothic Revival cathedral. An eclectic mix of restaurants, coffee shops and bars along with a cinema and art galleries, are complemented by the national-class Hall for Cornwall.

Sports enthusiasts are particularly well-catered for with a sports centre with swimming pool, two tennis clubs, squash club, rugby, football and cricket clubs within the city. Watersports are readily accessible with the north coast surfing beaches and highly regarded sailing waters of the Carrick Roads on the south coast, both within a short drive.

With countryside walks, golf, creeks, rivers, surfing and sailing all within striking distance of Truro, this really is the perfect place from which to enjoy a healthy, active and happy life.

The property

- Georgian townhouse built in the early 1800s
- Entrance lobby with fan light, limestone floor and dado rails
- Hallway with ornate cornice, corbel and original turned staircase with mahogany handrail and painted treads
- Elegant and spacious living room with working fireplace and marble surround, tall sash windows and beautifully ornate cornice
- Ground floor WC; understairs cupboard with power and light
- Sitting room with ornate cornice, opening through to the kitchen and large window looking over the attractive courtyard garden
- Double aspect kitchen / breakfast room with handmade units, Unistone quartz tops, limestone floor and French doors to the courtyard. Full height window and conservation velux rooflight maximising the natural light. Smeg range cooker with 6-ring hob and matching extractor hood. Underfloor heating.
- Utility room
- Spacious landing with exposed painted floorboards and lantern skylight with ornate corncicing
- Full width 21ft bedroom to the front with two sash windows and a view of the cathedral. Exposed painted floorboards. Fireplace and surround.
- Double bedroom
- Spacious heritage-style bathroom with T&G wall panelling, roll top bath and cast iron radiator
- Double aspect guest bedroom to the rear with vaulted ceiling, bay window and en suite shower room
- Original attic bedroom / study with a dormer window and window seat enjoying a panoramic view across Truro and towards the cathedral. Boiler cupboard. Shelled cupboard and two further storage spaces. Two conservation skylights to the rear.





The gardens and parking

- Enclosed and deep front garden, well planted with an array of attractive and mature shrubs, plants and trees ensuring excellent privacy
- Rebuilt heritage gate and railings, garden wall and granite coping stones
- Sheltered, private and attractive courtyard garden to the rear with access to the service lane
- Parking space immediately behind the property
- Residents' permit parking along the lane

Distances

Truro School – 700 yards; Truro Cathedral – 850 yards; Boscawen Park – 1; Penair School – 1; Malpas – 2; Royal Cornwall Hospital (Treliske) and The Duchy – 3; Richard Lander School – 4; Truro College – 4; Feock – 5; St Agnes – 9; Mylor Yacht Harbour – 10.5; Falmouth – 11.5; Cornwall Airport (Newquay / Mawgan Porth) – 19

(All distances are approximate and in miles)

Services, tenure and material information

Freehold. Mains electricity, water, drainage and gas. Gas central heating. Underfloor heating in the kitchen.

Broadband: Fibre to Cabinet (source: <https://www.openreach.com/fibre-checker/my-products>)

Grade 2 Listed.

Council Tax band E

What3Words

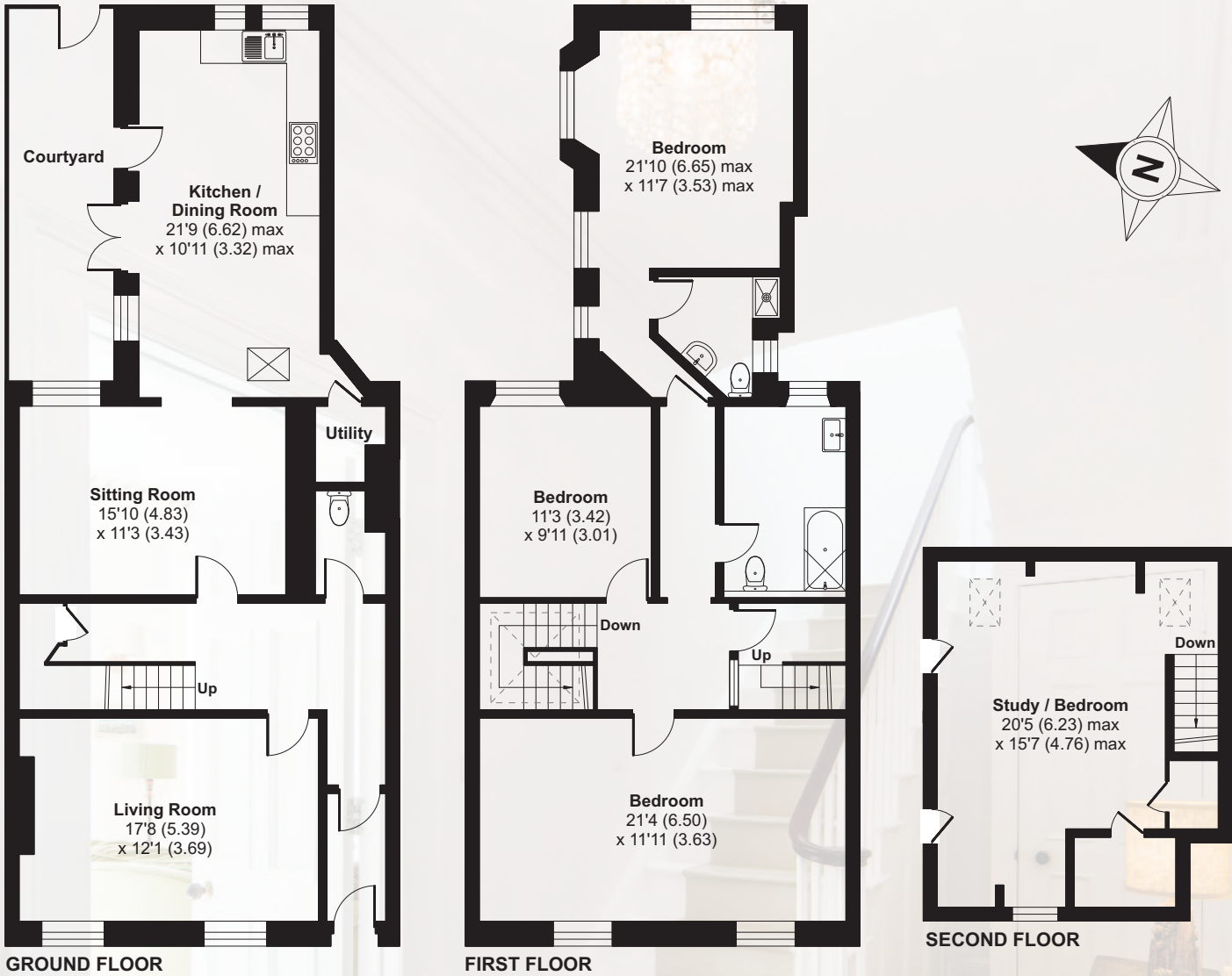
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Main House = 2118 sq ft / 196.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Shore Partnership Limited. REF: 1294060

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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Ben Davies
Director



Tim May
Director

WHERE YOU LIVE MATTERS

Telephone: 01872 484484
Email: contact@shorepartnership.com

School House Office, Market Street,
Devoran, Truro, Cornwall, TR3 6QA

