



**11 Falmouth Road**  
Truro



# 11 Falmouth Road

Truro TR1 2BL

Located within one of Cornwall's most attractive Grade 2 Listed terraces, this charming and extended Georgian period home exudes great character and appeal. Featuring a wealth of original detail, the four wonderful reception rooms include a kitchen extension with a vaulted ceiling, which, along with the central dining room, communicates perfectly with the deep rear garden.





## The Location

This fine example of a classic Georgian townhouse is located within one of the most desirable and highly-regarded areas of Truro. Falmouth Road is defined by its beautiful Victorian and Georgian architecture with the Lander Monument marking the beginning of Lemon Street with its celebrated Bath stone facades and restored terraces. (Richard Lemon Lander (1804-1834) was a Truro-born explorer of West Africa who was the first European to discover that the River Niger drained into the Atlantic).

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 (1880 – 1910). 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, which has recently benefitted from a major refurbishment.

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 around 1830
- Entrance vestibule with fan light and stained glass inner door
- Entrance hall with original cornice, corbel and dado rails
- Sitting room with exposed original floorboards, window shutters, ornate fireplace, ceiling rose, picture rails and ornate frieze. Original French doors to the living room.
- Living room with exposed original floorboards, ornate fireplace, ceiling rose, picture rails and ornate frieze
- Dining room with slate floor, ornate cornice, original Cornish range and glazed French doors to the side garden
- Gorgeous double aspect kitchen / breakfast room with slate flooring, garden outlook and stable door. High quality kitchen with solid wood and granite tops, fitted plate rack, Rangemaster oven (induction hob), Belfast sink and vaulted ceiling
- Ground floor WC
- Landing with replacement ornate leaded skylight
- Well-appointed and spacious bathroom with free-standing roll-top bath, separate shower and far-reaching view
- Master bedroom with exposed original floorboards, ornate fireplace, fitted cupboard, window shutters and a far-reaching view
- Guest bedroom with exposed original floorboards, ornate fireplace, fitted cupboard and window shutters
- Single bedroom with exposed original floorboards, fitted wardrobes and window shutters
- Second floor landing with boarded attic space
- Double bedroom with vaulted ceiling, exposed floorboards, far-reaching view and en suite shower room





## The garden and carport

- Enclosed and deep walled garden, mainly laid to lawn and flanked by mature shrubs
- Deep and spacious patio terrace to the side and rear providing plenty of space for tables, chairs and pot plants
- Large double width carport with power and light

## Distances

Truro High School – 350 yards; Truro Cathedral – 700 yards; Truro School – 1; Boscawen Park – 1.5; Penair School – 1.5; Royal Cornwall Hospital (Treliske) and The Duchy – 2.5; Richard Lander School and Truro College – 3; Idless Woods – 3; Feock – 4; Mylor Yacht Harbour – 10; Falmouth – 10.5; St Agnes – 12; Cornwall Airport (Newquay / Mawgan Porth) – 19.5

(All distances are approximate and in miles)

## Services, tenure and general information

Freehold. Mains electricity, water, drainage and gas. Gas central heating. Broadband: Full Fibre (source: <https://www.openreach.com/fibre-checker/my-products>)

Grade 2 Listed. Council Tax: band E

## What3Words

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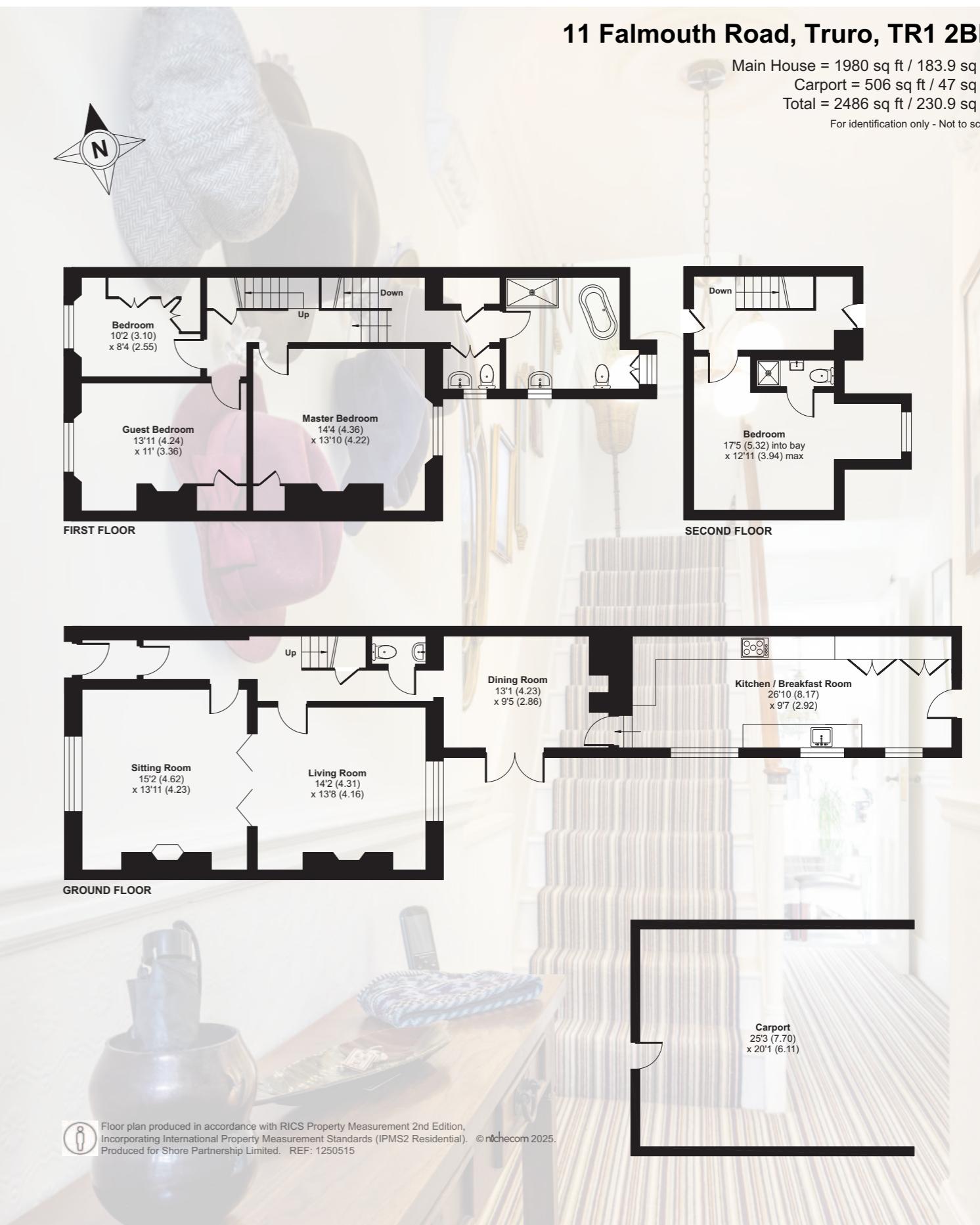
# 11 Falmouth Road, Truro, TR1 2BL

Main House = 1980 sq ft / 183.9 sq m

Carport = 506 sq ft / 47 sq m

Total = 2486 sq ft / 230.9 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). © nchecom 2025. Produced for Shore Partnership Limited. REF: 1250515

**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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