



Little Pippins, 8 Barrack Lane, Truro, TR1 2DW
£275,000

Key Features

- Semi-detached cottage
- Sought after road in city centre location
- Character in abundance
- Two double bedrooms, two bath/shower rooms
- Two reception rooms, kitchen, porch/utility
- Enclosed courtyard garden
- Off street parking
- Video tour available



Little Pippins is a wonderful semi-detached cottage located on one of Truro's most sought-after roads near the city centre. Characterful and surprisingly large two bedroom, two bathroom, two reception room accommodation with courtyard garden and off road parking.



The Property

Little Pippins is a wonderful semi-detached cottage located on the ever-popular Barrack Lane in central Truro. A peaceful spot yet a stones throw away from all of the amenities on offer and in good company of some of the most beautiful architecture in the city.

The accommodation has character in abundance with exposed beams and fireplaces yet enjoys a high ceiling height and surprisingly spacious near 900 sq ft accommodation. On the ground floor there is a useful entrance porch with utility cupboard off which opens into a cosy living room with windows either side of the chimney breast and glazed opening doors to the courtyard. Through an open doorway you enter a lovely dining room area which has an open block archway to the fully fitted kitchen with integrated appliances. On the first floor a good-sized landing provides access to the bathroom and two double bedrooms – the master of which is a particularly good size and has the benefit of a spacious en-suite shower room.

Outside there is an enclosed courtyard garden which enjoys the evening sun providing a lovely seating area, space for potted plants and a lovely little 'reading nook' in the corner as a little oasis in the heart of the city. To the side of property is an off street parking space for a small to medium sized car which is a real rarity for this location and price point.

This would make a great home for those wanting something unique, in a fantastic city centre location and with great practicality too. Wholeheartedly recommended for viewing.





The Location

Barrack Lane is one of Truro's most sought-after roads to live on and with good reason to. It enjoys an incredibly peaceful atmosphere but with the convenience of the city on your doorstep. You can walk into town in a literal stone's throw to enjoy beautiful Lemon Street lined with independent retailers, cafes and bars leading to the city centre. This position is particularly convenient for the well renowned Bosvigo primary school and The Thomas Daniell pub which serves some of the best food in the city. Several green spaces are close as well with Victoria Gardens and The Newham Trail being a short walk away. Driving out of town you can be on the A30 in around 10/15 minutes and there are excellent transport links with trains and buses heading in all directions nearby.

Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned schools are in abundance and there is a main line railway link to London (Paddington) within 5 hours. Draws such as the newly renovated Hall for Cornwall, historic Truro Cathedral and Royal Cornwall Museum are on one's doorstep with regular city events taking place throughout the year such as Truro Food Festival, City of Lights and famous Christmas markets.



Floorplan



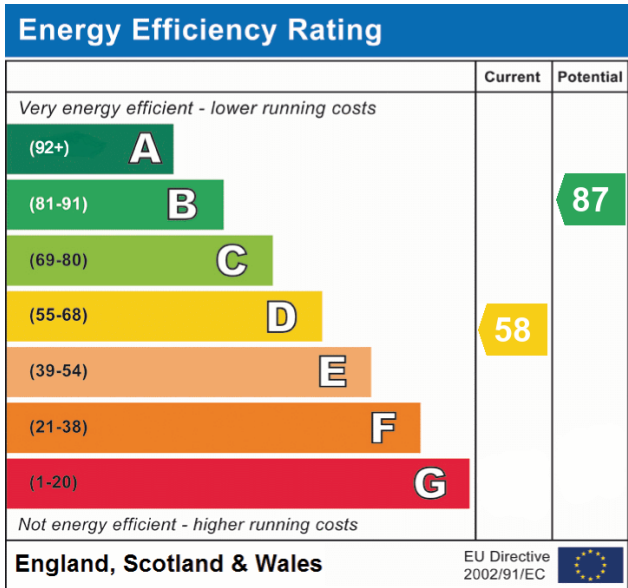
Ground Floor



First Floor

Property Information

Tenure: Freehold
Council Authority: Cornwall
Council Tax Band: C
Services: Mains water, drainage, electric and gas are all connected.
Mobile Signal: Best network 3 – (good indoor & outdoor)
Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 220Mbps.
Note: The property is in a conservation area.



Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.

