



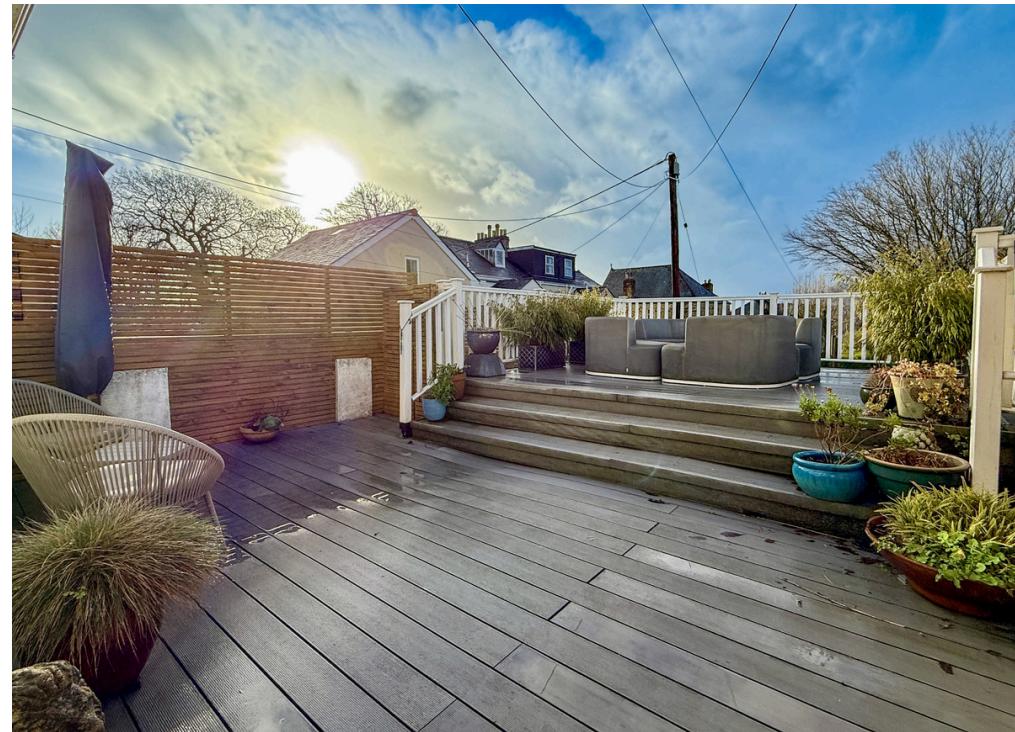
Higher Campfield, Bodmin Road, Truro, TR1 1BE  
£425,000



**JAMES CANE**  
THE TRURO ESTATE AGENT

# Key Features

- Glorious period townhouse
- Wonderful location near central Truro
- Generous accommodation full of character
- Beautifully presented throughout
- Three bedrooms, bathroom, WC
- Dual reception room, dining room, kitchen
- South/West facing outside space
- Large carport and off street parking
- No onward chain
- Video tour available



*A glorious period townhouse in a wonderful position near central Truro. Generous accommodation full of character and presented beautifully throughout with the added benefit of South/West facing outside space as well as incredibly rare carport and parking.*



# The Property

A glorious period townhouse in a wonderful position near central Truro. Generous accommodation full of character and presented beautifully throughout with the added benefit of South/West facing outside space as well as incredibly rare carport and parking.

A private pathway used only by these four period properties sets back the property from Bodmin Road and therefore gives a great amount of privacy and leafy outlook to front and rear. An entrance vestibule with intricate stain glass door provides access to the entrance hallway with panelled walls to dado rail and a stunning tessellated tile floor in pristine condition.

The main reception room is found first which has been opened to create a breathtaking dual living space enjoying high ceilings, picture rails and large skirting. The front side of the room lends itself to a cosy lounge with wood burner and bay window to front aspect whilst the rear is adaptable as a dining area, office or further living space with a large floor to ceiling window doubling up as a doorway to the outside space. Beyond this room there is understairs storage and a doorway opening to a dining room with slate flooring, window to side aspect and range cooker set within an exposed brick surround and pantry cupboard beside. A door to the rear connects seamlessly to the fully fitted high quality kitchen with solid wood units and worktops, shelving, Belfast sink, side door access and large rear window overlooking the garden.

Carpeted stairs rise to the first floor with a panelled wall landing with picture rail above providing access to the sleeping areas. There are two great sized double bedrooms which are similar in size, the rear of which needing a particular mention for the far reach views over Truro and beyond. The third bedroom is a nice sized single and there is certainly scope here for a loft conversion with a spacious landing and great sized roof space, subject to the necessary consents. To the rear of the property there is a useful separate WC as well as a very generous family bathroom with wooden flooring, panelled and tiled walls, modern fittings, heated towel rail, integrated storage and a stand-alone bath with shower above.



Outside there is plenty to offer – the rear garden has been transformed into a great space with a sunny South/West aspect from which to enjoy the far reaching views over Truro and glimpses of the cathedral spires. A resin bound and composite decked floor provides plenty of seating areas and the space is enclosed by an exposed brick wall, quality fencing and railings to ensure privacy and security. Steps lead down to the rear to a large carport under the decking providing great storage and parking for two vehicles with the ability to park a third car in front if desired. This space is easily accessed via a wide shared lane off Bodmin Road. To the front of the property there is a paved section of garden with raised planted beds with a historical understanding of belonging to Higher Campfield – this offers a lovely morning sun seating area as well as useful storage options as well.

This truly is an excellent example of an above the norm Truro townhouse and is wholeheartedly recommended for viewing, available with no onward chain.





# The Location

Set back from Bodmin Road on an attractive row of period townhouses, this is a wonderful location offering a peaceful leafy atmosphere whilst being close to the city centre. You can walk into town in around ten minutes to enjoy New and Old Bridge Street lined with independent retailers, cafes and bars leading to the city centre. This position is particularly convenient for the well renowned Archbishop Benson primary school. Several green spaces are close as well with Tremorvah Playing Field being just over the road as well as Daubuz Moors a short walk away. Driving North out of town you can be on the A30 in around 10 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  
616 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR  
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA: 1153 sq.ft. (107.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Property Information

Tenure: Freehold

Council Authority: Cornwall

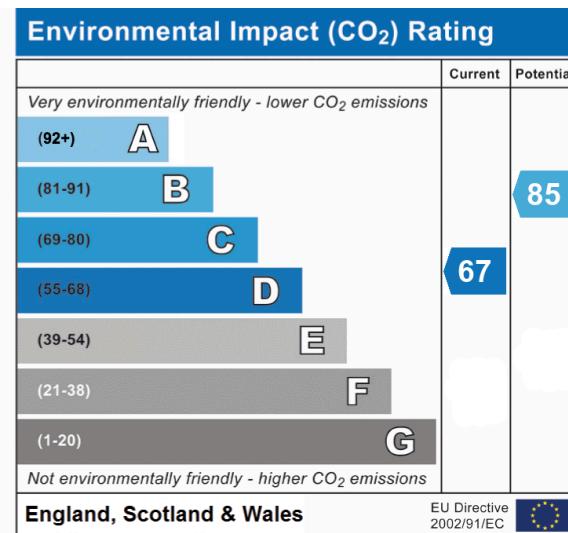
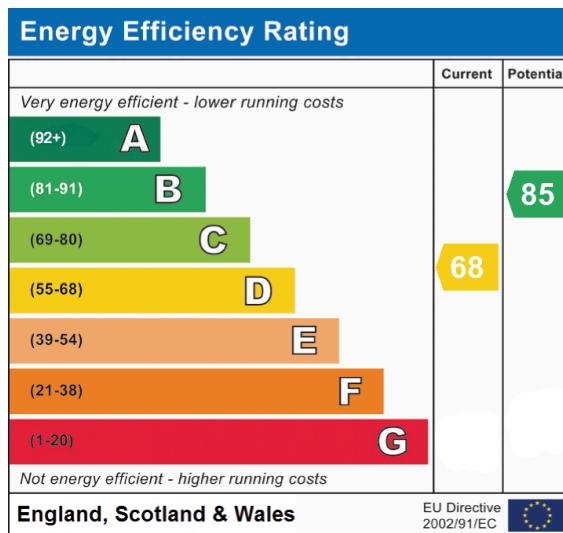
Council Tax Band: D

Services: Mains water, drainage, electric and gas are all connected.

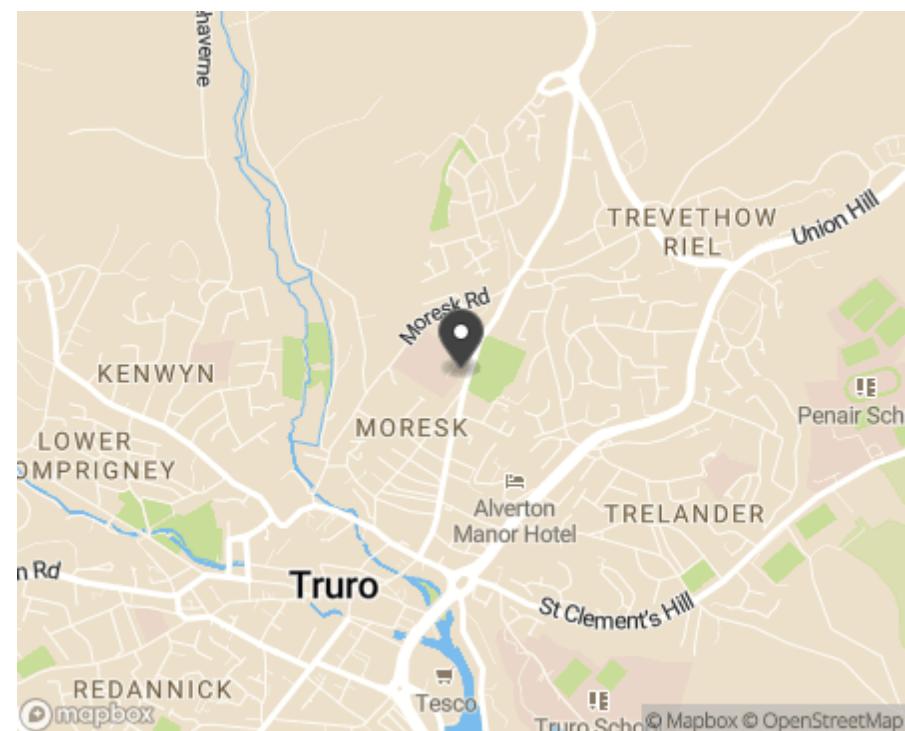
Mobile Signal: Best network Vodafone – (good indoor & outdoor)

Broadband: Superfast available. Max Download 75Mbps. Max Upload 18Mbps.

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.



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