



St John's House
32 Falmouth Road | Truro | Cornwall | TR1 2HX

Step inside

St John's House

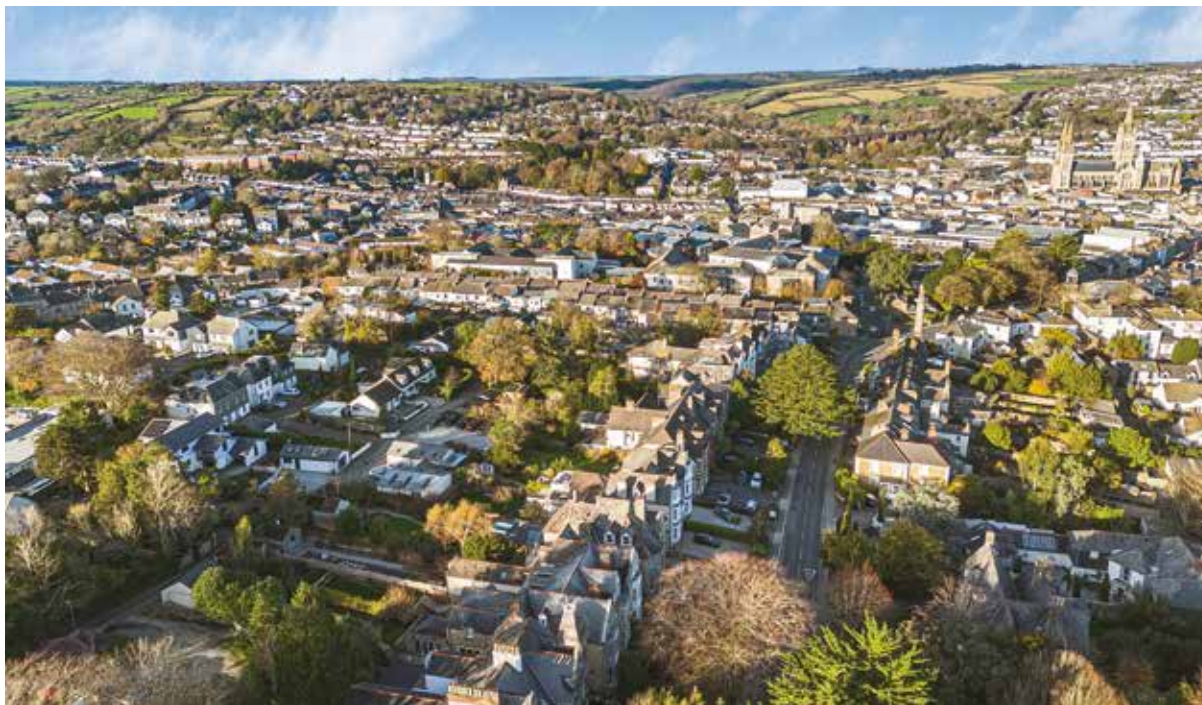
Victorian elegance reimaged: a landmark Truro residence blending period grace with modern sophistication

Set along one of Truro's most desirable and historic addresses, St John's House is a truly distinguished detached Victorian residence of rare quality and character. This Grade II listed former vicarage has been meticulously restored and thoughtfully enhanced by its current owners, resulting in a home that beautifully unites its rich heritage with refined modern living.

The property

Extending to just under 5,000 sq. ft., the property showcases a wealth of original features, from intricate mosaic tile flooring and elegant sash windows to ornate cornicing and Victorian-style radiators. Each detail paying homage to the home's distinguished past. Every element has been carefully considered, ensuring the essence of its architecture remains intact while the comforts of contemporary life are seamlessly woven in. At the heart of the home lies the spectacular kitchen, an inspired addition that effortlessly combines design and function. Vaulted ceilings and the clever use of glass and windows flood the room with natural light, creating an uplifting and inviting atmosphere. The bespoke kitchen features a large central island, a stylish bar area, and an extensive range of premium appliances and sleek cabinetry, blending practicality with contemporary flair. Doors opening to the garden allow a seamless connection between inside and out, making this an exceptional space for both relaxed family living and elegant entertaining.

The remainder of the ground floor is equally impressive, offering a series of beautifully proportioned reception rooms, each with its own distinctive charm and period detailing. The sitting room and dining room afford open fires, alongside classic Victorian high ceilings and large sash windows, allowing wonderful natural light. Together, they provide versatile spaces ideal for entertaining, home working, or quiet retreat. Across the upper floors, six generously sized bedrooms offer comfort and style in equal measure. The principal suite provides a particularly refined sanctuary, complete with an elegant en-suite and views over the gardens. Each additional room continues the home's theme of timeless character and understated luxury.

















The garden

Outside, the mature gardens form a peaceful haven, perfectly complementing the grandeur of the house. Sweeping lawns, established borders, and a terrace accessed from the kitchen create a wonderful setting for alfresco dining, BBQ's and summer gatherings. The borders are planted with a range of mature trees, bushes and flowers, creating a wonderful wash of colour throughout the year. An ample driveway to the front elevation provides generous off road parking, and to the rear elevation is a detached garage with parking in front.

Location

Positioned on Falmouth Road, an address renowned for its handsome period homes and tree-lined approach, St John's House enjoys an enviable location just a short stroll from Truro's vibrant city centre. Here, boutique shops, cafés, restaurants, and cultural attractions sit alongside excellent schools and transport links, including a mainline connection to London Paddington. Several schools including Truro High School are also within a short distance from the property. The north and south Cornish coastlines are both within easy reach, offering the very best of city and coastal living.

Cornwall

The Duchy of Cornwall offers a range of attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, the Tate Gallery and St Michael's Mount. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of shops, private schools, college and main hospital (RCH Treliske). Its coastline stretches for over 400 miles, offering everything from world-class surfing at Fistral Beach in Newquay to peaceful, picturesque coves like Kynance and Porthcurno. Despite its coastal seclusion, Cornwall is well connected via the A30, regular mainline train services to London, and flights from Newquay Airport to London as well as offering connections to other UK regional airports and several European destinations.

Services

Mains water, electricity, drainage and gas. Freehold tenure. Council Tax band G.

What 3 words

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General information

To view the "Key facts for buyers" report, please scan the QR code or see our website.

Important information

Every effort has been made with these details, but accuracy is not guaranteed, and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. The electrical circuit, appliances and heating system have not been tested by the agents. All negotiations must be with Fine & Country Mid-West Cornwall. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property. Further information on mobile coverage and broadband availability is found on Ofcom and Openreach 'checker' websites. Visit the Gov.uk website to 'check long term flood risks. General Data Protection Regulations: We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our office in St Mawes.

Viewings are strictly by appointment with Fine & Country Mid-West Cornwall.



Approximate Gross Internal Area 4448 sq ft - 413 sq m

Ground Floor Area 2142 sq ft - 199 sq m

First Floor Area 1472 sq ft - 137 sq m

Second Floor Area 834 sq ft - 77 sq m



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