



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9781

Offers in excess of £1,000,000

**Penlee House,  
41 Falmouth Road, Truro, Cornwall, TR1 2BL**

**FREEHOLD**



**An exciting opportunity to acquire an elegant, Grade II Listed Victorian semi-detached townhouse situated in one of Truro's premier and most highly sought after locations. Recently refurbished and remodelled with a significant loft extension, a particularly spacious family home with over 2,500sq.ft. of 4 double bed roomed, 3 bath/shower roomed accommodation including fabulous reception rooms, established and private lawned gardens, gated entrance and parking for numerous vehicles as well as garaging. A particularly fine period home close to Truro High School for Girls and on the doorstep of the city's amenities.**







### **SUMMARY OF ACCOMMODATION – In all, 2,917sq.ft. (including garage)**

**Ground Floor** Entrance porch, gracious entrance hall, sitting room with bay window, kitchen/dining room with bay window, utility room, rear lobby, study/snug, cloakroom/wc.

**First Floor** Large dual aspect principal bedroom, guest bedroom with en-suite shower room. Family bath/shower room. Bedroom 4.

**Second Floor** Bedroom 3 with large sitting area on en-suite shower room.

**Outside** Level lawned gardens enclosed with stone wall boundaries with high hedge borders and profusely stocked flowerbeds. Gated entrance with stone chipped driveway with turning space and ample parking. Rear courtyard with pedestrian access to large single garage (23'2" x 11'4") with vehicular access off Park View.

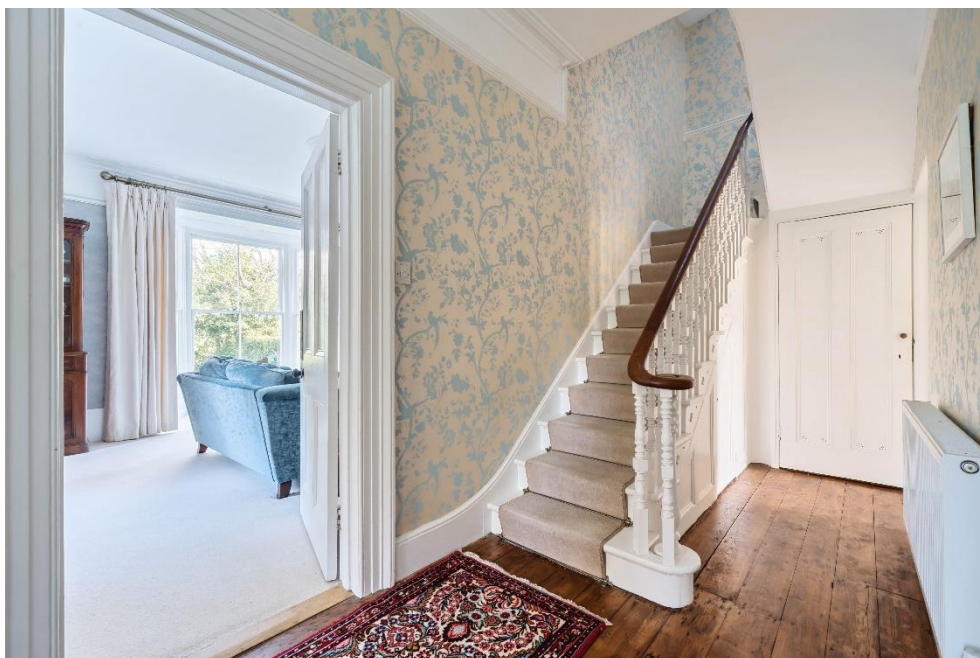
### **DESCRIPTION**

Penlee House must surely rank as one of the very best Victorian townhouses available in Truro. The house as one would expect is Grade II Listed and handsomely dressed with mellow stone elevations, cut granite quoins and beautiful three quarter length sash windows under a natural slate roof and exudes considerable elegance and charm and is situated off Falmouth Road in one of the most sought after parts of Truro, just a short stroll from the



iconic Richard Lander monument. The property has over 2,500sq.ft. of particularly well proportioned accommodation which maintains a host of original period features together with some superb recent improvements which underline its status as one of Truro's very best family homes.

Penlee House is set back off Falmouth Road in beautiful level gardens which afford the house a high degree of privacy and seclusion behind high stone boundary walls and yet is in an extremely convenient location with the highly regarded Truro High School for Girls just opposite and just a 3 minute walk to the top of Lemon Street and the rest of the city's facilities and amenities close at hand. The current owners have significantly improved the house, remodelling and reorganising the reception rooms and also embarking upon a fabulous high quality loft extension to significantly extend the accommodation and greatly improve the quality and layout of the bedrooms.



The property is approached through an impressive granite gate piers entrance with double gates onto a stone chipped driveway which provides parking for numerous vehicles with a pathway leading to an impressive entrance with a flight of granite steps up to the front door. The gracious reception hall has an impressive turning staircase leading to the first floor and doors to two excellent reception rooms. The sitting room is beautifully proportioned (20'4" x 17'5") with high ceilings, an open attractive fireplace with marble surround and a beautiful bay window with original shutters with views over the garden below. The kitchen/dining room has a fabulous high quality Treyone kitchen with superb central island unit with attractive quartz worksurfaces, a white gas fired Aga with additional consol unit, a range of integrated appliances including large American style fridge/freezer with water/ice dispenser, two drawer Fisher & Paykel dishwasher and with space for a ten seater dining table and further easy chairs and sofas, this makes for a fantastic entertaining space and a real hub for the house. Behind the kitchen is a large long utility room with Lazy Maid dryer plus a rear lobby with spacious cloakroom/wc and access onto a small rear courtyard, ideally positioned for morning sunshine with a pathway which leads to the separate garage.



Completing the ground floor is a very good sized study or alternatively a snug/second sitting room ideal for families with children.









The elegant easy rising turning staircase leads to a high ceiling part galleried landing with further turning staircase up to the second floor. The principal bedroom is a fantastic large dual aspect double (20' x 14') the guest bedroom has a beautifully appointed en-suite shower room. There is a further double bedroom and a very well appointed double bedroom sized family

bath/shower room with impressive claw foot bath and separate oversized shower cubicle. On the second floor is a wonderful attic bedroom suite comprising double bedroom, a separate sitting area with impressive arched window looking over the city beyond and a large en-suite shower room.





The driveway provides ample off-road parking and turning space and access of Park View is an oversized single garage providing all important extra storage.

**All in all, an incredibly high calibre period home in one of the finest locations in Truro. Houses of this nature are incredibly rare and are in high demand particularly due to the convenience for access to Truro's private schools and Truro hospital and early viewing is wholeheartedly recommended by the vendors sole agent to avoid disappointment.**

### **HISTORICAL NOTE**

Penlee House was constructed in 1863/64 by Richard Harris, a local builder living in Feock. Richard Harris was granted a leasehold interest of the land from 1863 for 90 years by the 2nd Baron Vivian. It is believed the land was originally purchased by the 1st Baron Vivian, a brilliant soldier, local hero and Member of Parliament for Truro from 1821 to 1835 and was where he intended to build his Truro home. In fact, he played a decisive part at the Battle of Waterloo in 1815 when he led the 1st, 10th and 18th Hussars charging and scattering the French cavalry protecting the Imperial Guard.

Penlee House was occupied for over 40 years by Hugh Thurston Chilcott, a local solicitor, who was initially a tenant in 1906 and purchased the leasehold and freehold interests from the 4th Baron Vivian in the 1920's.

### **LOCATION**

Penlee House is centrally located within Truro and just a short walking distance of the city centre. Immediately opposite the property is the highly regarded Truro High School for Girls and at the bottom of Falmouth Road by the iconic Richard Lander monument is the Thomas Daniell Arms which is a well regarded gastro-pub.

Truro is Cornwall's administrative, business and shopping capital with many national and local boutique retailers among its attractive cobbled streets. The city has gained a reputation as being Cornwall's best served and most varied evening entertainment centre with a large variety of different restaurants and bars along with a cinema and the successful Hall for Cornwall theatre which has recently undergone a multi million pound refit. Many events take



place on Lemon Quay which is overlooked a flagship Marks & Spencer store. All of these facilities and more that Truro has to offer are literally on your doorstep.

Truro is ideally situated for sporting activities with several good quality golf clubs nearby, a sports centre with a swimming pool, squash club, two tennis clubs, rugby and football clubs. Water sports facilities are nearby as Truro is no more than 15 minutes' drive to either coast, for surfing on the north coast or for day sailing waters of the Carrick Roads on the south coast.



## **GENERAL INFORMATION**

**VIEWING** Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: [sales@lillicrapchilcott.com](mailto:sales@lillicrapchilcott.com).



**POST CODE** TR1 2BL.

**SERVICES** Mains water, drainage, electricity and gas.

**COUNCIL TAX BAND** E (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

**DIRECTIONS** From our Lillicrap Chilcott office, proceed up Lemon Street passing the Richard Lander monument and continuing up Falmouth Road. Just before Park View and just after 2 more modern houses on the left hand side, the entrance drive into Penlee House will be found on the left between two granite gate piers.

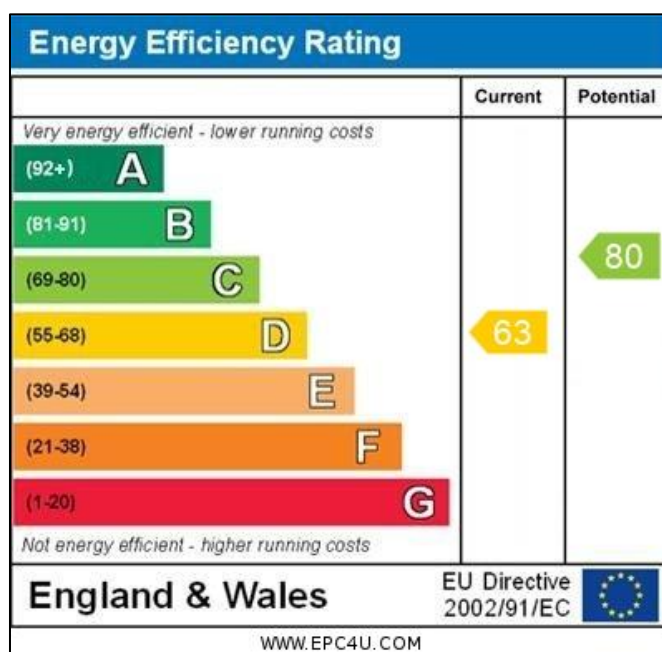
**AGENT'S NOTE 1** The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

**AGENTS NOTE 2** Penlee House with its attached neighbour to the rear and to the side was once one much larger period home. The design of the sub-division left a small flying freehold element between Henley House, number 41 and number 43. There is a proper deeded flying freehold agreement between the two properties as one would expect.

**OFFICE OPENING HOURS** Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

#### **THE PROPERTY OMBUDSMAN**

Approved Redress Scheme





Not to scale – for identification purposes only.

## Penlee House, 41 Falmouth Road, Truro, TR1

Approximate Area = 2584 sq ft / 240 sq m

Limited Use Area(s) = 100 sq ft / 9.2 sq m

Garage = 233 sq ft / 21.6 sq m

Total = 2917 sq ft / 270.8 sq m

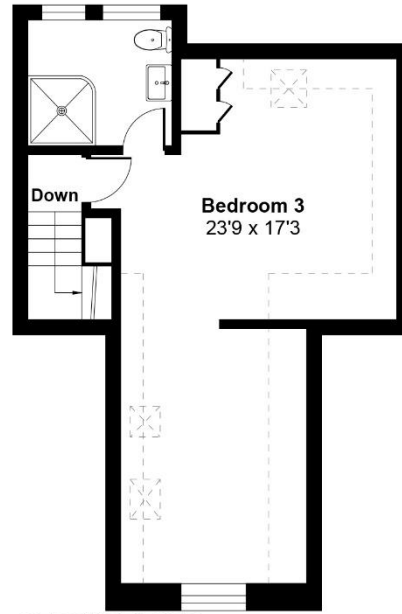
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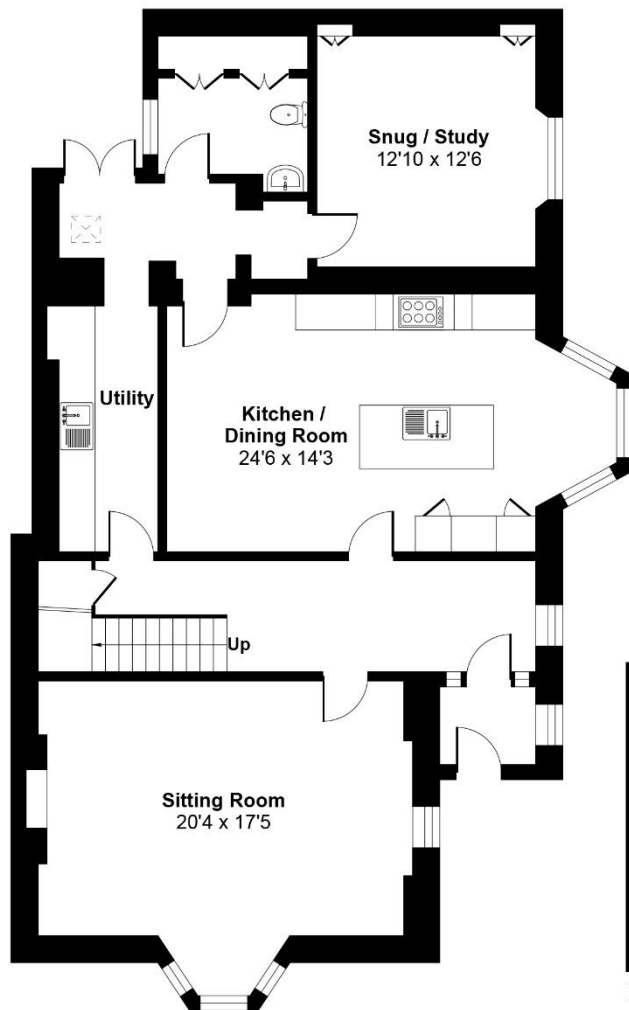
Denotes restricted  
head height

Garage  
23'2 x 11'4

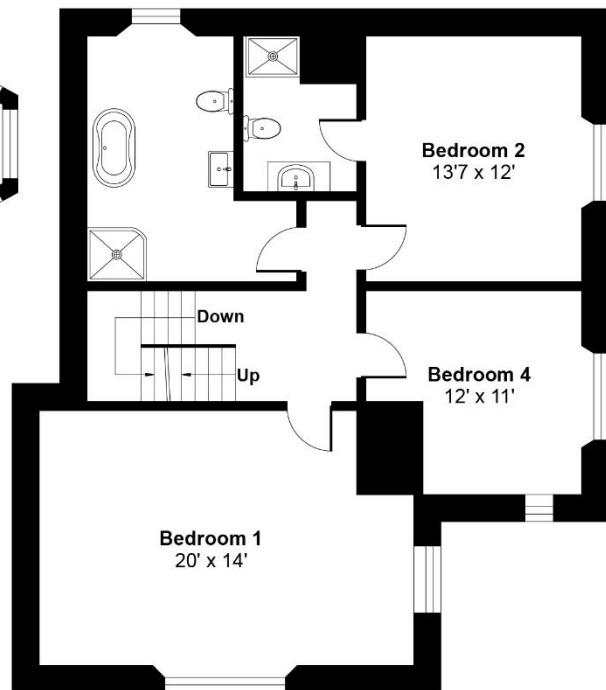
SECOND FLOOR



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\cheom 2024.  
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