



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR93631218

£625,000

Brook Rise,  
Old Falmouth Road, Truro, Cornwall, TR1 2HN

**FREEHOLD**



**Nestled on a quiet country lane, on the fringe of Truro, enjoying a far reaching south westerly view across the surrounding countryside, a unique and versatile reverse level detached house. Comprising 4 bedrooms, a large open-plan living/dining space with magnificent views, 2 shower rooms, gated driveway parking and double garaging, with tiered suntrap gardens on all elevations – found only a few hundred yards from Truro city centre.**







### **SUMMARY OF ACCOMMODATION**

**Ground Floor** Entrance porch, split level living/dining room with countryside view, inner hall with useful storage, kitchen, family shower room, bedroom 1. Access to basement storage.

**Lower Ground Floor** Hallway, 3 bedrooms, shower room,

**Outside** Vehicular gated driveway parking for 3-4 vehicles, attached double garage, low maintenance tiered south westerly orientated gardens, broad lower level lawned garden.



## **DESCRIPTION**

Brook Rise was completed circa 1970, of an individual design and benefitting from versatile and well proportioned reverse level accommodation, in a particularly convenient, yet quiet location on the rural fringe of Truro itself. From its elevated position, Brook Rise enjoys a magnificent vista to the rear, facing in a south westerly direction to enjoy the best of the afternoon and evening's sunshine with a panoramic view across the garden below, canopy of the trees in the valley beneath and across the open countryside beyond, with fabulous sunset views from the picture window in the living room.

The house is well presented throughout, yet will offer an incoming purchaser the opportunity to tastefully improve to one's own specifications in the fully fitted kitchen and two shower rooms, with the house having been subject to much improvements just before and during our clients' ownership including replacement uPVC double glazed windows, installation of an air source heat pump providing the hot water and central heating, broad array of photovoltaic solar panels and planning permission obtained for a significant extension and alteration, if required.

In brief, the house comprises a welcoming entrance porch which opens straight through to the split level living/dining room, flooded with light from an enormous picture double glazed window on the sunny south westerly rear elevation enjoying a magnificent vista as mentioned above. Both areas are particularly spacious, with the dining area having a serving hatch opening through to the fully fitted kitchen which is well appointed with cream fronted Shaker style door and drawer units beneath beech block worktops and completing the ground floor, a large double bedroom and family shower room. A staircase descends to the lower ground floor and another hallway serving the three remaining bedrooms and another shower room, plus access from the hallway on the first floor, via a hatch to the basement which is a surprisingly spacious useful dry store split into several compartment spaces.

Outside, tarmacadam driveway provides gated secure parking for 3-4 vehicles, plus the attached double garage.

## **LOCATION**

Brook Rise is located on Old Falmouth Road which is on the southern outskirts of the city. The location is exceptionally convenient with easy access out on to the A30, along the A39 to Falmouth and within moments of the city and all its facilities.

The southern side of Truro is one of the most highly sought after locations in the county with its proximity and easy access to the Carrick Roads which provide some of the finest day sailing waters in the country.

Truro Golf Club is within 5 minutes' drive with further courses available at Tehidy Country Park and Falmouth. In terms of facilities, Truro is Cornwall's capital and has the widest range of facilities in the county, including high quality shopping, many restaurants, cafes and bars, a cinema and a Hall for Cornwall theatre. In terms of education there are three highly regarded private schools within the city as well as further education.

As well as very good access on the road network Truro has a mainline railway station with direct trains to Paddington, London taking around 4½ hours.



**THE ACCOMMODATION COMPRISES**  
**(all floor plans and dimensions are approximate)**

Twin vehicular wrought iron gates descend from the quiet country lane to a tarmacadam parking area providing off-road parking for 3 vehicles in front of the attached double garage with a short flight of steps ascending to the navy blue composite part glazed front door with matching obscure glazed side panel which opens into a useful entrance porch, warmed by a central heating radiator, ideal for coats and shoes with a useful large storage cupboard and part glazed internal door opening through to the:-

**OPEN-PLAN LIVING / DINING ROOM – 22' x 18'4" reducing to 12'6"** A particularly large impressive two tier living space, entering into the dining area, lit by two circular light wells above with feature glass brick internal window, oak effect flooring with a serving hatch leading through to the kitchen and plentiful space for a large family dining table and chairs – the dining room warmed by a central heating radiator. Two broad oak effect stairs ascend to the:-

**LIVING AREA** Flooded with light from an enormous picture uPVC double glazed window on the sunny south westerly elevation with a magnificent elevated vista across the garden, tree canopy below and many miles of rolling countryside. An impressive room with feature brick wall with inset gas fireplace and warmed by a broad central heating radiator.



From the dining area a part glazed door opens through to a:-

**HALLWAY** Flooded with light from a large uPVC double glazed window on the sunny rear elevation with a staircase descending to the lower ground floor, access to a double bedroom, a useful storage cupboard, the family shower room and kitchen, with a part glazed uPVC door on the rear elevation opening to a tucked away low maintenance paved courtyard corner of the garden and rear access to the garage.

**KITCHEN – 10'4" x 8'8"** A well proportioned, nicely fitted modern family kitchen with a range of cream fronted Shaker style matching fitted wall and base units with square edged beech worktops. Comprising a range of integrated appliances including an undercounter Bush dishwasher, undercounter integral fridge, pull-out corner carousels, Neff single oven with four ring electric hob and curved glass extractor fan over. Lit by a range of inset spotlights and with the serving hatch opening back through to the dining area.



**FAMILY SHOWER ROOM** Comprising a walk-in shower enclosure with mixer shower and wash hand basin and low level concealed flush wc set on a broad vanity unit with mirrored cabinets over and warmed by a tall ladder style heated towel rail. Flooded with light from a broad obscure glazed uPVC double glazed window on the side elevation. Radiator. Extractor fan.

**BEDROOM 1 – 12' x 11'9"** A good sized double bedroom, positioned to the rear of the house with a broad uPVC double glazed window on the rear elevation enjoying a sunny south westerly aspect across the garden and over many miles of surrounding Cornish countryside. The room measured to a near full wall of freestanding wardrobes. Radiator.



Staircase descends to the:-

### **LOWER GROUND FLOOR**

Which in turn serves three further bedrooms and an additional shower room.

**BEDROOM 2 – 12' x 12'** A good sized double bedroom, again positioned to the rear of the house with two full height glazed uPVC French doors on the rear elevation enjoying an outlook across the garden and to the surrounding fields beyond. Fitted with a wardrobe with



sliding pine and mirrored full height doors behind which is plentiful shelved and hanging rail storage. Radiator.



**SHOWER ROOM** Comprising a low level flush wc, walk-in shower enclosure with an electric shower and pedestal mounted wash hand basin with an obscured uPVC double glazed window on the rear elevation and warmed by a central heating radiator.

**BEDROOM 4 – 8'9" x 7'9"** A good sized occasional bedroom or home office, with a broad uPVC double glazed window on the rear elevation enjoying a sunny south westerly aspect across the surrounding farmland. Radiator.

**BEDROOM 3 – 11'7" x 9'11"** Another good sized double bedroom, again with a broad uPVC double glazed window on the rear elevation enjoying a sunny south westerly aspect and view across the surrounding farmland. Again, fitted with a wardrobe behind sliding pine and mirrored door providing hanging and shelved storage. Radiator.

## OUTSIDE





Approached off the quiet country lane, twin wrought iron vehicular gates open to a tarmacadam driveway providing off-road parking for 3-4 vehicles in front of the attached **DOUBLE GARAGE (19'8" x 19'3")**, with one remote operated electric roller door and an additional manually operated single door, an incredibly useful storage space, workshop or, subject to necessary consents, conversion for alternative uses, with electricity, lighting and plumbing connected and with two obscure double glazed windows on the rear elevation.

The gardens at Brook Rise wraparound on all elevations, with steps descending beside the front door, initially to a sheltered walled seating terrace area, overlooking the lower level lawn and enjoying a sunny southerly aspect with a vista to the fields beyond. A pedestrian wrought iron gate then leads to a pathway which spans the entire breadth of the rear of the house with steps descending at either end to the broad lower lawn, bounded by 6' high timber fencing and on the north boundary, facing back across the garden a summerhouse situated to best enjoy the mornings sunshine. From the far elevation, steps then ascend passing two further terraces, housing the greenhouse and two useful timber storage sheds, one of which is insulated acting as an outdoor office with a fantastic view, and alighting at a further sheltered and exceptionally private walled corner of the garden, laid to be totally low maintenance with a raised decked area and walled gravelled courtyard with circular patio and firepit, bounded by mature planted beds and fence topped walls beyond. Enjoying complete and total privacy, a delightful outlook and an elevated sunny aspect. The pathway continues then past the rear of the house, down a short flight of steps and to the rear pedestrian door giving access into the double garage.



## **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.

**POST CODE** TR1 2HN.

**SERVICES** Mains water, electricity and drainage. Air source central heating. Photovoltaic solar panels.

**MOBILE PHONE COVERAGE** All major providers likely.

**BROADBAND** Standard broadband available – 26 Mbps download speed. 1 Mbps upload speed.

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

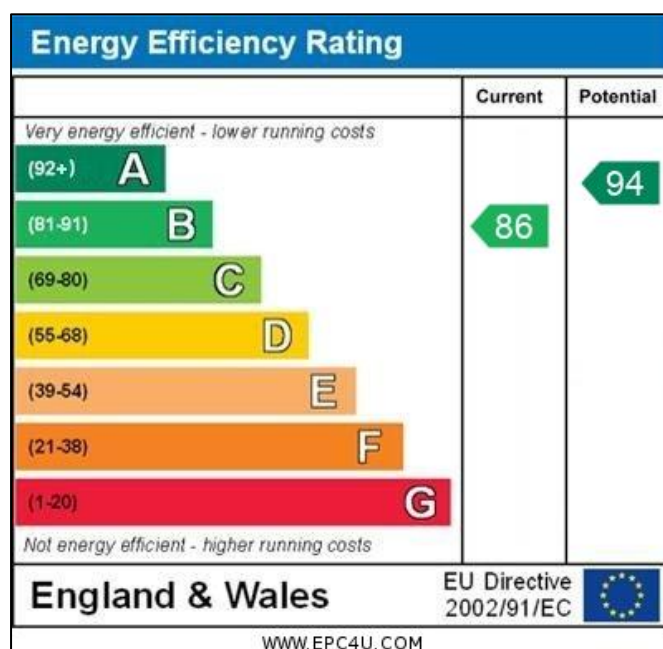
**DIRECTIONS** From our Lemon Street offices, proceed up Lemon Street and onto Falmouth Road to its culmination at the double mini roundabout at the top of Arch Hill, proceeding straight over towards Falmouth and immediately taking the left hand turning onto Old Falmouth Road. Proceed along this road, passing a run of new build properties on the right hand side and after the hill begins to descend, passing through the 30mph signs and crossing over a small bridge, the entrance to Brook Rise will be the first house found on the right hand side.

**AGENT'S NOTE** 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.

**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.**

## Brook Rise, Old Falmouth Road, Truro

Approximate Area = 1351 sq ft / 125.5 sq m

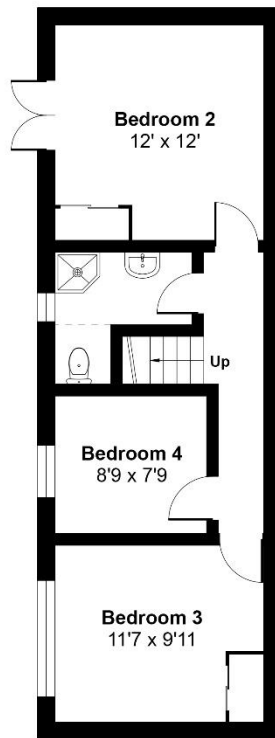
Limited Use Area(s) = 11 sq ft / 1 sq m

Garage = 378 sq ft / 35.1 sq m

Outbuilding = 9 sq ft / 0.8 sq m

Total = 1749 sq ft / 162.4 sq m

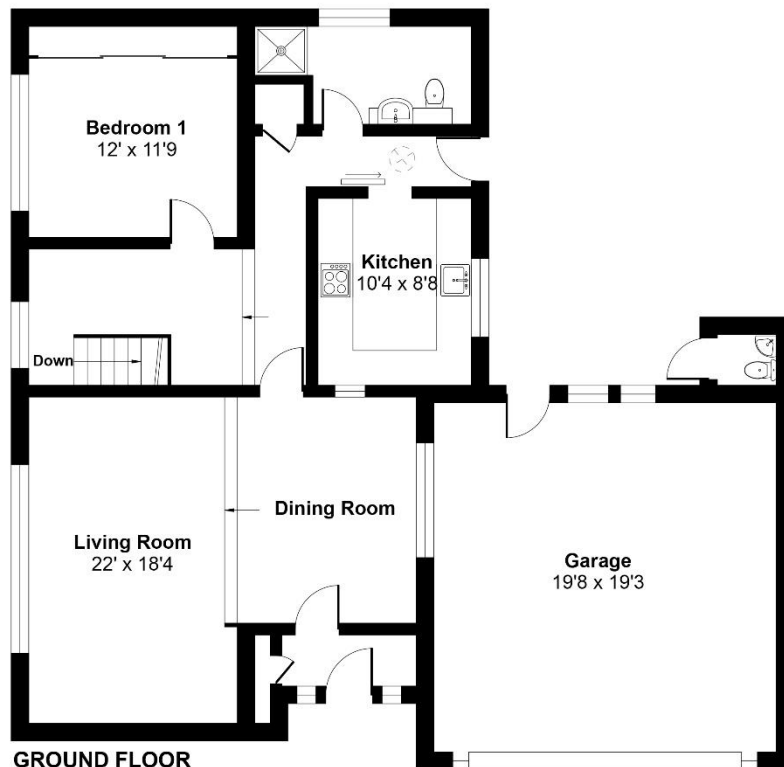
For identification only - Not to scale



**LOWER GROUND FLOOR**



Denotes restricted  
head height



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lillcrap Chilcott. REF: 1273191



