



# LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR42123555

£899,950

19 Falmouth Road,  
Truro, Cornwall, TR1 2BL

**FREEHOLD**



A beautiful and stylishly presented, elegant 4/5 bedroomed Grade II Listed Georgian townhouse which has recently been meticulously renovated throughout. Boasting over 2,600sq.ft. of sumptuous and versatile accommodation, arranged over three floors towards the end of one of Truro's most picturesque and sought after terraces, just a short walk from the city centre. Of additional interest to those who may require separately accessed self-contained living accommodation with the lower ground floor being suitable as a 1 bedroomed annexe. With stunning east facing walled rear garden and generous off-road parking. To be sold with no onward chain.







### **SUMMARY OF ACCOMMODATION – In all, about 2,638sq.ft.**

**Ground Floor** Entrance vestibule, entrance hall, drawing room, second reception/dining room/snug, kitchen/breakfast room, utility cupboard, pantry cupboard.

**First Floor** Split-level landing, principal bedroom with en-suite shower room, 2 further double bedrooms, family bath/shower room, linen cupboard.

**Second Floor / Attic Room** Occasional bedroom with en-suite shower room.

**Lower Ground Floor (optional self-contained annexe)** External access, entrance vestibule, hall, bedroom/dining reception room, living room, kitchen/breakfast room, shower room.

**Outside** Delightful walled garden with level areas of lawn and paved sun terraces, well established flowerbeds. Separate front entrance to the lower ground floor. Generous parking area to the rear. Outside storage/refuse area.

### **DESCRIPTION**

19 Falmouth Road was built, we believe, circa 1820 whilst more recently, during the previous owner's tenure, the property was subject to a meticulous programme of renovation both internally and externally.



19 Falmouth Road is now an exquisite example of a Grade II Listed Georgian townhouse in one of the most desirable and picturesque locations just a short walk from Truro city centre.

A wonderful family residence with large and elegant principal rooms with some ceiling heights measuring in excess of 10' plus high skirting boards, beautifully moulded ceiling cornices and exquisitely finished ceiling roses - the quality of accommodation and attention to detail is evident throughout.

The ground floor accommodation flows beautifully, entering through an entrance vestibule from the attractive paved front terrace, into a stunning inner entrance hallway with a period turning staircase ascending to the first floor under which is an internal staircase descending to the lower ground floor.

At the far end of the hall is a wonderfully light kitchen/breakfast room with wooden bifold doors and a part glazed pedestrian door opening to a sun terrace and overlooking the rear garden, with a Velux skylight above.

The kitchen boasts Shaker style soft close base units and drawers with a Belfast sink under a black granite worktop with matching wall mounted cabinets and integrated Neff appliances including three ovens and a four ring induction hob with concealed extractor above. There is a large walk-in pantry style cupboard with hanging rail and shelving and concertina doors open to a utility cupboard which can house the washer and dryer (stacked).

The two most impressive rooms in the house are the drawing room with its attractive cornices and detailing, ceiling rose plus a large sash window with wooden shutters the ceiling heights are in excess of 10' and there is a vintage radiator and woodburning stove with marble surround. A wonderful archway with double doors on parliament hinges opens to the second reception room which could be used as a formal dining room, a snug, library or music room, to name but a few uses, and has a multi pane sash window with wooden shutters overlooking the rear garden below. There are shelved alcoves painted a light green either side of a woodburning stove upon a tiled hearth with a marble surround, and the same



attractive ceiling rose and cornicing as the drawing room. A door opens from here into the hallway.

At first floor level, there is a split-level landing with stained glass rooflight above allowing much natural light in. There are three double bedrooms on this floor, one of which benefits from en-suite shower room and has a multi pane sash window facing east overlooking the rear garden below and with views in the distance to the countryside beyond. The other two bedrooms are both large doubles and both have high ceilings and sash windows with wooden shutters overlooking the front terrace and the rear garden respectively. A beautifully appointed family bath/shower room with roll topped claw foot freestanding bath and separate shower cubicle with rain shower head completes the first floor accommodation. On the landing on the first floor is a linen cupboard and a staircase which ascends to the attic room which has a multitude of uses, and a dormer window overlooking the garden below and the countryside in the distance with an en-suite shower room off.

Number 19 has the benefit of the lower ground floor accommodation which can either be accessed from an internal staircase from the ground floor hall or externally accessed from the lower terrace at the front. The lower ground floor could easily be used as ancillary accommodation for older children or dependant relatives or of course be further living accommodation for the main house. Much like the ground floor, an entrance vestibule opens to a hall with the staircase to the ground floor and doors to both reception rooms with multi pane sash windows overlooking the front terrace and multi pane double doors opening to the rear garden.

At the far end of the hall a door opens to the kitchen/breakfast room which has its own door leading the rear garden and has fitted units and worksurfaces. An en-suite shower room completes the lower ground floor accommodation.

Outside, a classic townhouse garden awaits – arranged over several tiers with a mixture of level lawn, well established and well stocked flowerbeds and borders plus paved sun terraces which are bound by an attractive stone wall. At the far end is a pond and a flight of steps which open to a pedestrian door which leads to the parking area which is particularly generous by comparison to some of the other houses on Falmouth Road. To the front there is an outside storage/refuse area.



**In all, an exemplary and stylish Georgian townhouse on a very picturesque terrace, just a short walk from Truro city centre with versatile accommodation which will suit a broad range of prospective purchasers.**



## **LOCATION**

19 Falmouth Road is centrally situated within Truro and is within short walking distance of the city centre. Truro is Cornwall's administrative, business and shopping capital with many national and local boutique retailers among its attractive cobbled streets. The city has more recently gained a reputation of 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. Many events take place on Lemon Quay which is overlooked by 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 swimming pool, squash club, two tennis clubs, rugby and football clubs. Whilst water sports facilities are nearby as Truro is no more than 15 minutes' drive to either coast for surfing on the north coast or the day sailing waters of the Carrick Roads, on the south coast.

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

### **GROUND FLOOR**

Solid composite door with high level window above opening into:-

**ENTRANCE VESTIBLE** With superb decorative corncicing, cupboard with consumer unit, glass pane door opening into:-

**ENTRANCE HALL** An elegant introduction to the house giving you an immediate impression of the quality of accommodation on offer, with architrave ceilings, moulded archway, a stunning turning period staircase rising through three quarter landing level with timber spindles and handrail. Doors opening onto stairs for lower ground floor level, kitchen/breakfast room, dining room/library and drawing room.

**DRAWING ROOM – 15'7" x 14'6"** A room with superb detail and character throughout with 12" skirting boards, 10' high ceiling with intricately moulded corncicing, moulded ceiling rose, sash window to the front elevation with timber shutters, multi fuel stove on a polished granite





hearth with marble surround and lintel over, tubular radiator, large archway with period architraves and solid timber infill double doors leading to:-

**SECOND RECEPTION / DINING ROOM / SNUG – 14'9" x 13'7"** A room of the same exacting quality as the living room with moulded ceiling cornice, decorative moulded ceiling rose, sash window to the rear elevation with timber shutters, multi fuel stove on polished granite hearth with marble surround and lintel over, tubular double radiator.



**KITCHEN / BREAKFAST ROOM – 20'8" x 9'10"** With architrave ceilings, Amtico flooring, a comprehensively fitted kitchen with a range of polished granite worksurfaces with a range of matt finished cupboards below and additional wall mounted cupboards above, integrated Neff induction hob with glass splashback and extractor hood over, integrated Neff single oven plus further Neff double oven, space for American style fridge/freezer, integrated dishwasher, larder cupboard, mains gas central heating control, tubular double radiator, cupboard housing washing machine, walk-in cloaks cupboard.

**BREAKFAST AREA** To the rear with Velux roof light, glazed door plus trifold doors opening onto the raised rear patio area, with views over the landscaped rear garden and sylvan surrounds beyond.





## FIRST FLOOR

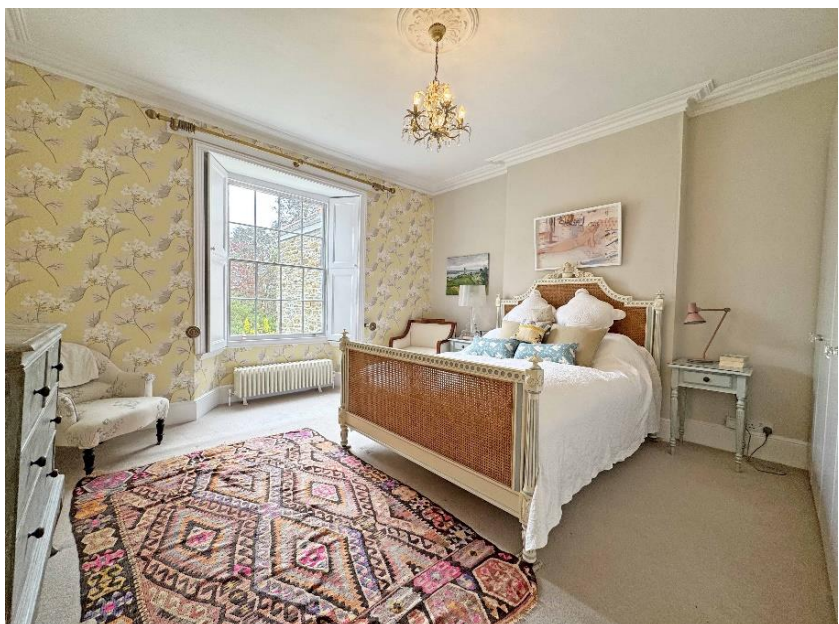
**SPLIT-LEVEL LANDING** Rooflight with stained glass panes allowing much natural light, airing cupboard. Door opening onto staircase leading to second floor.

**PRINCIPAL BEDROOM – 18'3" x 10'8" measurements to alcove and inclusive of en-suite** Ceiling architrave, loft access, tubular double radiator, double glazed sash window to the rear elevation benefitting from pleasant views over the well landscaped rear garden and distant countryside beyond.



**EN-SUITE SHOWER ROOM** With tiled flooring and full height tiled walls, low flush wc, pedestal wash hand basin with hot and cold mixer tap, two electric shaver points, wall mounted downlight, extractor fan, double shower cubicle with shower over, obscured sash window to the side elevation.

**BEDROOM 2 – 14'7" x 13'1" measurements to alcove**  
Ceiling architrave, moulded ceiling rose, tubular double radiator, sash window with timber shutters benefiting from a pleasant outlook to the rear elevation over the landscaped rear gardens and distant countryside.



**BEDROOM 3 – 15'9" x 10'8"**  
**measurements to alcove** With ceiling architrave, picture rails, ceiling rose, tubular double radiator, sash window to the front elevation with timber shutters.

#### **FAMILY BATH / SHOWER ROOM**

With tiled flooring and tiled walls up to picture rail level, underfloor heating, ceiling architrave, picture rails, low flush wc, bidet, pedestal wash hand basin with hot and cold taps, two electric shaver points over, wall mounted downlight for mirror, claw foot roll top bath with hot and colder mixer tap and shower attachment, shower cubicle with rainwater shower head, tiled surround and glass door, heated towel rail, extractor fan, bay window to the front elevation with timber shutters.



### **SECOND FLOOR / ATTIC ROOM**

**OCCASIONAL BEDROOM 4 – 18' x 11' measurements inclusive of en-suite, partially sloping ceilings and average measurements to head height of 4'11"**

Exposed beamed ceilings, tubular double radiator, multiple doorways allowing access to eaves storage, walk-in wardrobe area, Velux roof light, double glazed sash window to the rear elevation benefiting from superb views over the city of Truro towards Truro School and the rolling countryside beyond.



**EN-SUITE SHOWER ROOM** Tiled flooring, full height tiled walls, low flush wc, pedestal wash hand basin with hot and cold mixer tap, two electric shaver points, double shower cubicle with electric Mira shower over, extractor fan, Velux roof light, heated towel rail.



### **LOWER GROUND FLOOR** **(Optional Self-contained annexe)**

Readily useable as self-contained accommodation or equally used in its current format as additional living accommodation to the main property. Approached internally, or via its own entrance door via steps to the front of the building, solid entrance door with glazed panes opening into:-

#### **ENTRANCE VESTIBULE**

**HALL** Dado rails, two single tubular radiators, understairs storage cupboard, staircase leading to ground floor level.

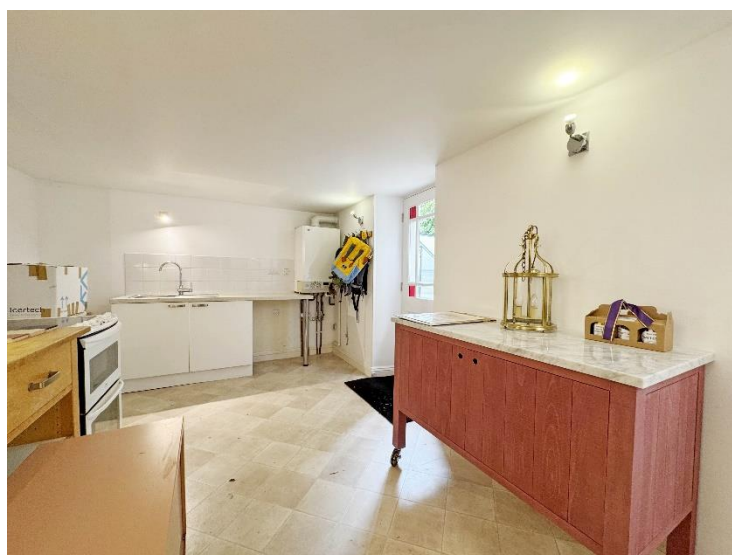
**DINING / RECEPTION / BEDROOM – 14'6" x 13'7"** Currently used as a games room. Dado rails, two fitted storage cupboards, single tubular radiator, window seat, sash window to the front elevation, archway leading to:-



**LIVING ROOM – 14'8" x 12'** Dado rails, electric fire on polished granite hearth with timber surround and lintel over, tubular double radiator, double entrance doors leading into the rear garden.

**SHOWER ROOM** Tiled flooring, full height tiled walls, low flush wc, pedestal wash hand basin with hot and cold taps, tiled splashback, wall mounted downlight, two electric shaver points, double shower cubicle with shower over, extractor fan, heated towel rail.

**KITCHEN / BREAKFAST ROOM – 17'1" x 8'11"** Range of worksurfaces, cupboards below for storage, stainless steel sink with drainer, hot and cold mixer tap over, space for washing machine/tumble





dryer, Worcester Green Star HE plus boiler, space for cooker, sash window to the side elevation, double glazed half glazed entrance door opening onto the rear garden.

## OUTSIDE

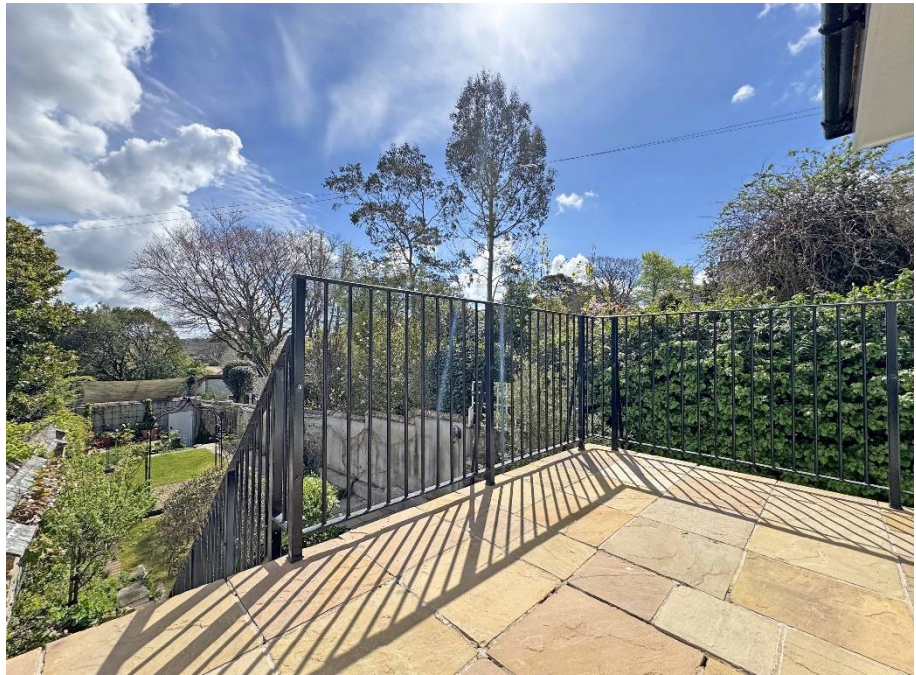
### **GARDEN STORAGE ROOM – 12'9" x 9'4" measurement**

#### **including cloakroom**

Tubular double radiator, two sash windows to the rear and side elevation, two integrated storage cupboards. A perfect garden storage area or a home office if required.

### **CLOAK ROOM**

Low flush wc, wall mounted wash hand basin with hot and cold taps, tiled splashback, two electric shaver points, extractor fan.





Raised patio area accessed via the kitchen/breakfast room with steps leading to a substantial area of level patio which is also accessed via the lower ground floor level, steps lead down to an immaculately landscaped garden with areas of level lawn bordered by red brick and railway sleeper bordered flowerbeds containing a variety of hardy shrubs and plants, further steps lead down to a pond bordered by a rockery and paviour patio area. Outside power and outside lighting. An incredible degree of privacy throughout which is afforded by the beautiful walls that border both sides and the bottom of the garden. Timber doorway leading out onto a parking area.



**PARKING AREA** A resin bound parking area providing parking for up to 3 vehicles. Outside water.

**FRONT** To the front of the property there is a useful covered bin/log storage area and cupboard housing gas and electric meters.

### **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 2BL.

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



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

**BROADBAND** Ultrafast broadband available – 1800 Mbps download speed. 220 Mbps upload speed.

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

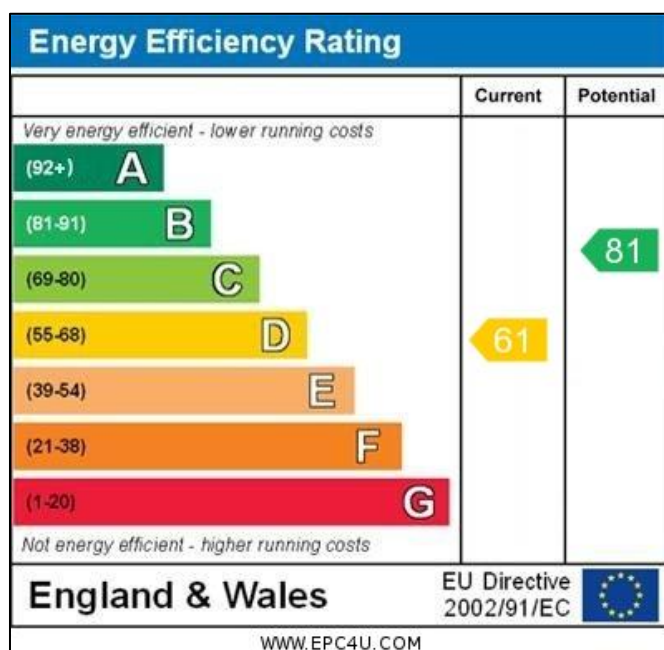
**DIRECTIONS** From Lillicrap Chilcott's office on Lemon Street, proceed up Lemon Street until you reach the Lander Monument on your left hand side. Carry on past the Lander Monument for some 50 metres where No. 19 Falmouth Road will be found on your left hand side.

**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.**

## Falmouth Road, Truro, TR1

Approximate Area = 2638 sq ft / 245 sq m (includes garage & excludes store)

Limited Use Area(s) = 218 sq ft / 20 sq m

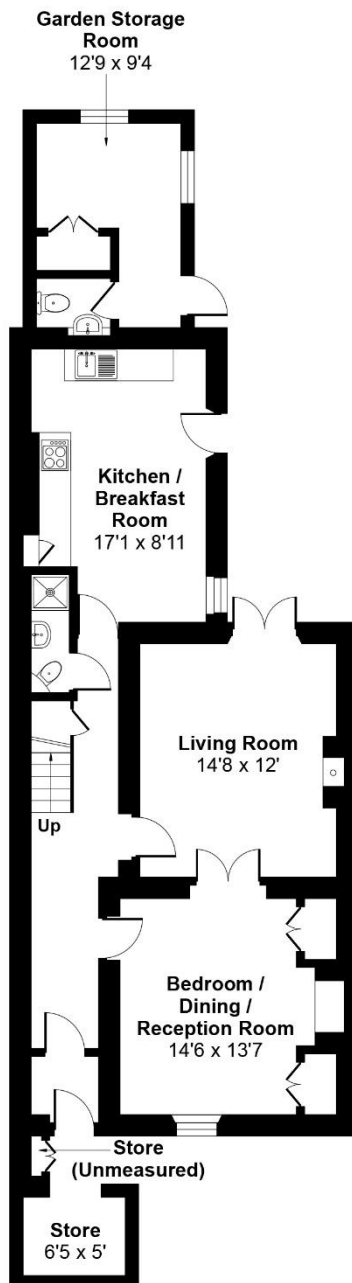
Outbuilding = 149 sq ft / 14 sq m

Total = 3005 sq ft / 279 sq m

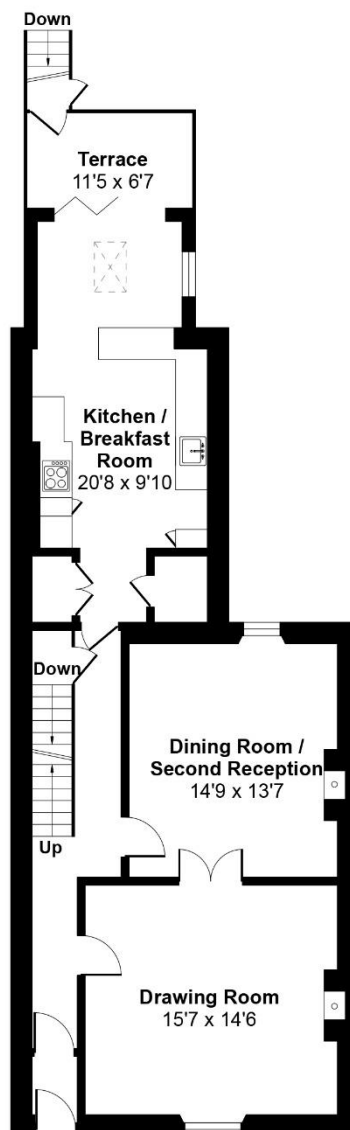
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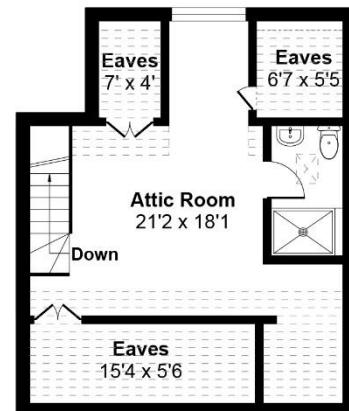
Denotes restricted  
head height



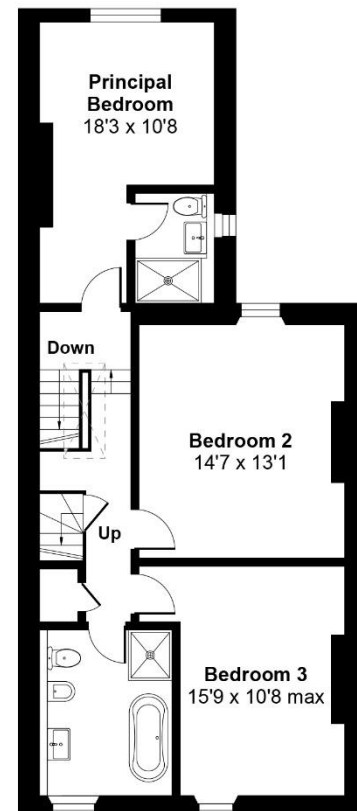
**LOWER GROUND FLOOR**



**GROUND FLOOR**



**SECOND FLOOR**



**FIRST 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: 939296



