



**CLIVEPEARCE**  
Now you're moving

5 Bedrooms

House - Detached

Asking Price

£750,000

Located in

Truro



[www.clivepearceproperty.com](http://www.clivepearceproperty.com)



Truro | Cornwall | TR3 7NH



Available for sale for the FIRST TIME IN 37 YEARS, this is a substantial FIVE BEDROOM, four reception room detached home set within delightful gardens. Superb location on the edge of the village.





£750,000 Freehold



- Flexible detached home in superb grounds
- Many heritage features - beams and flagstone floors
- Four reception/living rooms
- Delightful gardens
- Four or five bedrooms and three bath/shower rooms
- Gorgeous fitted kitchen/breakfast room with oil fired range
- Large utility room
- Triple car port and outbuildings

GROUND FLOOR  
2064 sq.ft. (191.8 sq.m.) approx.



1ST FLOOR  
1303 sq.ft. (121.1 sq.m.) approx.



TOTAL FLOOR AREA : 3368 sq.ft. (312.9 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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## Council Tax Band F

## Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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