



Holmwood

Holmwood, Bodmin Road, Truro, Cornwall, TR1 1BE



Truro City 1 mile Falmouth 12 miles A30 5 miles

A well appointed, three bedroom period townhouse with garage and parking within easy access of the City centre.

- Three Bedroom End Terrace Home
- Retaining Many Period Features
- Chain Free
- Through Lounge/ Diner
- Stylish Modern Kitchen
- Terrace Garden + City Views
- Garage & Parking
- Stylish Modern Bathroom
- Freehold
- Council Tax - D

**Offers In Excess Of
£425,000**

SITUATION

'Holmwood' is located on a well regarded and prominent road in the City and provides easy access into and out of the City. Falmouth and St Austell are within easy reach and Truro itself offers entertainment, shopping, educational and medical facilities. The nearest beach can be reached in as little as 15-20 minutes by car, and Truro offers a mainline Railway and Bus services.

The property is located very centrally for Truro City centre. The ancient port and market town of Truro is situated in a valley at the head of a beautiful river bearing its name and is dominated by the splendid three spired cathedral which stands at its heart. Forming the retail, administrative and cultural centre of Cornwall, the city offers a comprehensive range of retail and leisure amenities together with the county's leading educational facilities.

'Holmwood' enjoys the convenience of a walk into its bustling heart where there is a wide variety of restaurants, bistros and pubs together with a cinema and the Hall for Cornwall where there is a changing programme of live music and theatre.

Public transport links are excellent with a main line rail connection to London Paddington and flights departing to international and domestic destinations from Newquay airport.

DESCRIPTION

Holmwood is a distinguished period residence located conveniently for City life, offering an exceptional blend of character, space, and family friendly living. Set within the sought after TR1 postcode, this elegant home provides both convenience and charm, ideal for modern family life while retaining a wealth of original features.

Immediately, the property impresses with its proportions and timeless appeal. High ceilings, large sash windows, and period fireplaces create a sense of grandeur throughout, while allowing natural light to flood the living spaces. Many of the home's fine period details have been carefully preserved, including decorative corning, deep skirting boards, and beautifully crafted internal doors. The accommodation is thoughtfully arranged to suit family living, with multiple reception rooms offering flexibility for entertaining, relaxing, or working from home. A spacious kitchen and dining area form the heart of the house make it perfect for busy family routines and social gatherings alike, while maintaining a sympathetic style in keeping with the property's heritage. Upstairs, well-proportioned bedrooms provide comfortable retreats for all members of the household, with

ample space for growing families. The property also benefits from a private patio style garden space, ideal for entertaining, barbecuing or simply relaxing in the afternoon sun.

Holmwood's central Truro location places it within easy reach of highly regarded schools, local amenities, and transport links, making day-to-day family life both practical and enjoyable. This is a rare opportunity to acquire a substantial period home that successfully combines historic elegance with the needs of contemporary family living.

ACCOMMODATION

Lounge/ Dining Room; An exceptional open space with fireplace and patio doors leading to the rear of the property. Kitchen; A new modern style kitchen with a Rangemaster, fridge freezer, integrated microwave and dishwasher. Snug; To the rear of the property, a perfect space for a snug or an office. family Bathroom; An impressive bathroom with walk in shower, freestanding bath, WC and basin. Built in cupboard. W.C; with hand basin. Bedroom One; Rear facing large double bedroom. Bedroom Two; Front facing large double bedroom. Bedroom Three; Front facing single bedroom.

OUTSIDE

To the front of the property there is a low maintenance garden with mature shrubs. At the rear is a raised decking area situated above the garage, perfect for dining al fresco. and taking in the far reaching views There is a single garage and parking.

SERVICES

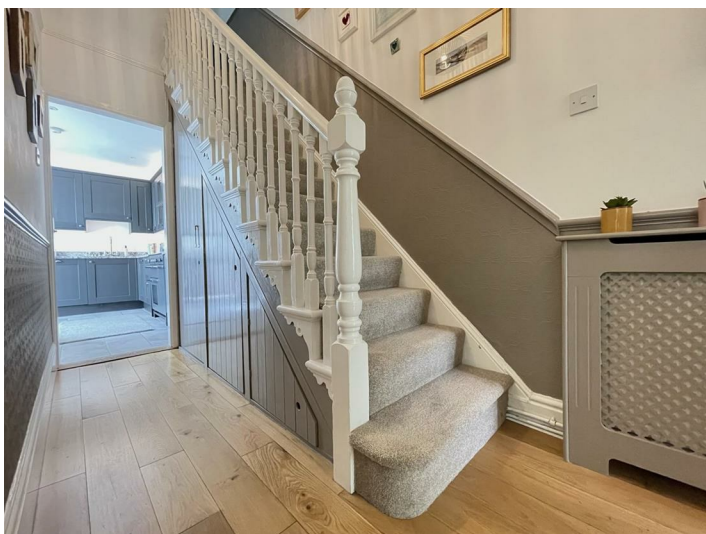
Mains electricity, gas, drainage and metred water connected.
Broadband: Basic and Superfast up to 75 Mbps (Ofcom).
Mobile phone: 02, EE, Three and Vodaphone are likely (Ofcom).
Council Tax Band - D
Flood Risk - Very Low.
Conservation Area - Yes.
Satellite and Fibre - Sky and BT are available.

DIRECTIONS

From our offices on Lemon Street turn left then immediately right onto Fairmantle Street and at the roundabout turn left onto Morlaix Avenue, 1st exit off Trafalgar Roundabout then right onto Mitchell Hill. At the T junction bear left onto Bodmin Road. The property can be found on the left hand side.

VIEWINGS

Strictly and only by prior appointment with Stags' Truro office.



Approximate Gross Internal Area = 122.4 sq m / 1318 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1291677)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(69-78) C	(55-68) D
(55-68) D	(49-54) E	(43-48) F	(35-39) G
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		80	68

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