



The Old Orchard  
Upper School Lane | Truro | Cornwall | TR1 2HS

# STEP INSIDE

## The Old Orchard

**A substantial contemporary residence offering exceptional privacy and lifestyle, within walking distance of central Truro.**

Occupying a remarkably private position within the heart of Truro, The Old Orchard is an exceptional detached residence offering approximately 6,500 sq ft of beautifully appointed accommodation. Built circa 2006 and finished to an impressive standard throughout, this substantial five-bedroom home combines generous family living with an outstanding collection of leisure and entertaining spaces, including an indoor heated swimming pool, private gym, games room and a superb bar and snooker room.

Set within mature level gardens with generous private parking and a substantial garage, the property enjoys a wonderful sense of seclusion despite being within walking distance of the city centre and particularly well placed for Truro High School for Girls. This rare combination of scale, privacy and convenience makes The Old Orchard a highly distinctive proposition within the city.

### The property

The property offers an impressive arrangement of beautifully presented and highly versatile accommodation, with generous proportions throughout and a layout ideally suited to both family living and entertaining. At the heart of the home is a superb contemporary kitchen and dining room, beautifully appointed with an extensive range of integrated appliances and a striking central island. The generous proportions create a natural social hub within the house, equally suited to everyday family life and larger gatherings.

The reception spaces are equally impressive. A substantial sitting room provides an elegant setting for relaxation, while a separate bar and snooker room comfortably accommodates a full-size snooker table, creating an exceptional space for entertaining. A dedicated office provides an ideal environment for home working.

The leisure facilities are a defining feature of The Old Orchard. An impressive indoor heated swimming pool is housed within a substantial pool room, with doors opening directly onto the gardens and creating a wonderful connection between the interior and outside spaces. A dedicated gym and separate games room further enhance the lifestyle offering and provide a level of private leisure provision rarely available within such a convenient city setting.

Across the first floor, five generous bedrooms provide excellent accommodation for family and guests. The principal bedroom is complemented by an exceptionally spacious dressing room and bathroom, while a first-floor balcony overlooks the gardens and provides an attractive elevated perspective across the property's private grounds.

Throughout the home, the combination of scale, contemporary presentation and exceptional leisure facilities creates a highly versatile residence designed for both comfortable family life and entertaining on a substantial scale.









# STEP OUTSIDE

## The Old Orchard

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### The gardens

The grounds are an important feature of The Old Orchard, providing a wonderful sense of privacy and space despite the property's proximity to central Truro. Predominantly level and laid to lawn, the gardens are framed by mature trees and established planting, creating an attractive and secluded environment for outdoor entertaining, recreation and relaxation. Doors from the swimming pool open directly onto the gardens, strengthening the relationship between the home's leisure spaces and the grounds during the warmer months.

Generous private off-road parking provides ample space for numerous vehicles, complemented by a substantial integral garage. From parts of the property and grounds, views extend across Truro with glimpses towards the Cathedral, providing an attractive reminder of the home's exceptional position within the city.

### Location

The Old Orchard occupies a highly convenient yet remarkably private position on Upper School Lane, within walking distance of Truro city centre. Cornwall's only city, Truro offers an excellent selection of independent shops, restaurants, cafés and cultural attractions centred around its historic streets and iconic Cathedral. The city is also home to the Hall for Cornwall and provides an extensive range of professional, leisure and everyday amenities.

The property is particularly well positioned for Truro High School for Girls, while a wider selection of highly regarded schooling is available throughout the city and surrounding area. Truro's central position provides convenient access to both Cornwall's north and south coasts, while the city's mainline railway station connects with the national rail network, including services to London Paddington.

The ability to enjoy substantial gardens, exceptional privacy and extensive leisure facilities while remaining within easy walking distance of the city centre is increasingly rare and represents one of The Old Orchard's most compelling attributes.

### Cornwall

Cornwall, on England's southwestern coast, is a region of breathtaking natural beauty, famed for its dramatic cliffs, golden beaches, and turquoise waters. Its coastline stretches for over 400 miles, offering everything from world-class surfing at Fistral Beach in Newquay to peaceful, picturesque coves like Kynance and Porthcurno. Beyond the beaches, Cornwall is rich in heritage and charm, with historic fishing villages such as St Ives and Padstow, the iconic St Michael's Mount, and attractions like the Eden Project. Despite its coastal seclusion, Cornwall is well connected via the A30 trunk road, regular mainline train services to London, and flights from Newquay Airport, making it both a sought-after destination and a practical place to call home.





# INFORMATION

## The Old Orchard

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### Services

Mains water, electricity, drainage and gas.  
Freehold tenure.  
Council tax – Band H.  
EPC B81.

### What 3 words

mile.short.forms

### General information

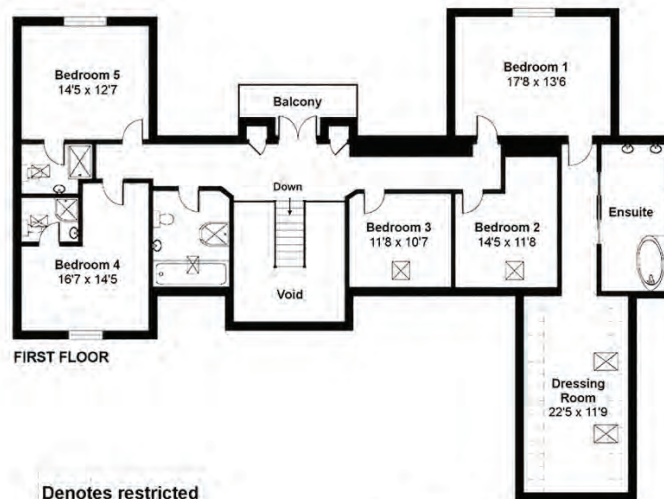
To view the “Key facts for buyers” report/material information, please see the link titled “Material information”.



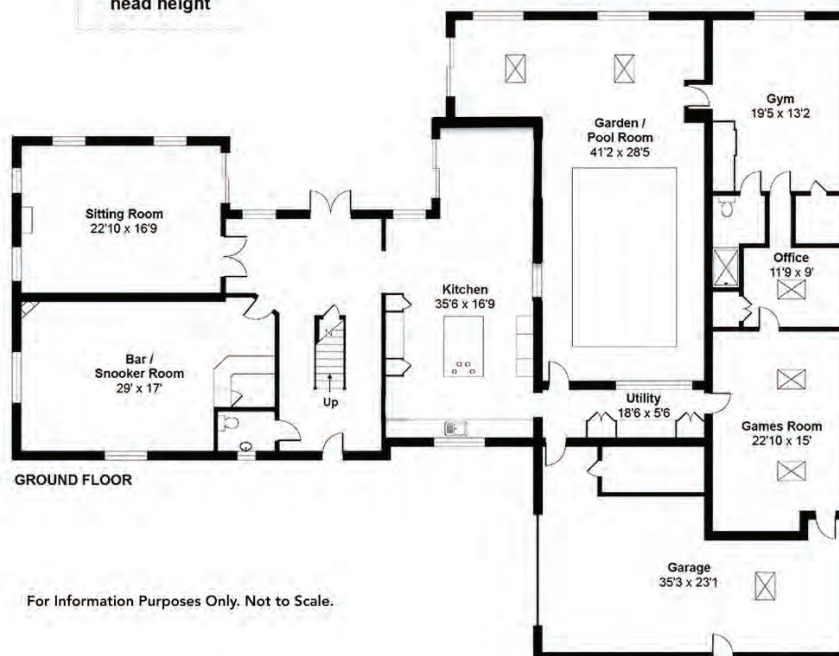
### Important information

Every effort has been made with these details, but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. The electrical circuit, appliances and heating system have not been tested by the agents. All negotiations must be with Fine & Country Mid-West Cornwall. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property. Further information on mobile coverage and broadband availability is found on ofcom and openreach ‘checker’ websites. Visit the Gov.uk website to ‘check long term flood risks. General Data Protection Regulations: We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our office in St Mawes.

Viewing strictly by appointment with Fine & Country Mid-West Cornwall.



Denotes restricted head height



For Information Purposes Only. Not to Scale.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | B1   B  | 83   B    |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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