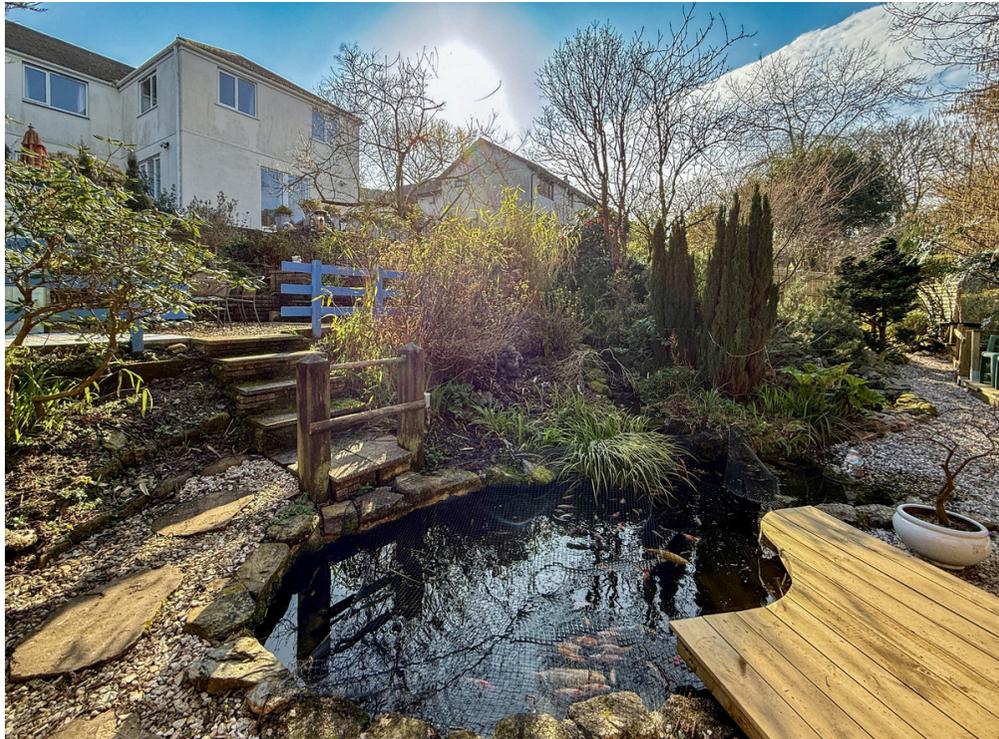




18 Hurland Road, Truro, TR1 2BU
£650,000

Key Features

- Substantial detached house
- Peaceful cul-de-sac yet close to city
- Adaptable 2,300 sq ft accommodation
- Four bedrooms, two en-suites, dressing room, bathroom
- Two large reception rooms, kitchen/diner, utility
- Beautiful landscaped streamside garden
- Large attached garage and driveway parking
- Video tour available



*A substantial detached house peacefully located yet within close proximity to the city centre.
Generous and adaptable 2,300 sq ft of accommodation complete with beautiful
streamside garden, large attached garage and driveway parking.*



The Property

18 Hurland Road is excitingly available for purchase for the first time in over 30 years! Having been a much-loved home that has served the family extremely well during that time, it is now ready for a new chapter and new owners to enjoy moving forward. Like many properties in this lovely corner of Truro, the house is totally individual and has been subject to a large extension and re-model to now provide over 2,300 sq ft of adaptable accommodation that can be laid out in several different ways to suit various needs.

The front door from the driveway provides access to the upper level of the house with a large entrance hallway giving an inviting welcome home with plenty of space for coat and shoe storage with fitted bench seating. To the right-hand side of the property there is a large open plan fully fitted kitchen with lots of storage space and integrated appliances as well as plenty of room for a large dining table. This area links wonderfully to the first reception room, a large living area with triple aspect windows overlooking the garden and surrounding area. Natural light also floods into the kitchen/diner thanks to double aspect windows to front and side as well as a Velux window above. To the left-hand side of the upper level there is the fourth double bedroom with a shower room located immediately next door acting as an en-suite whilst also providing a WC on this floor of the house. This area is incredibly adaptable and could be utilised as a small annexe accommodation and even has planning granted in perpetuity for an extension to the side to provide even more accommodation if desired.



A stunning green metal spiral staircase with large Velux window above takes you down to the lower level of the house. A large inner hallway with beautiful wood flooring provides access to the further bedrooms and reception spaces in current format. The master bedroom has its own 'wing' with a cleverly designed remodel that now provides a large double bedroom with dressing room and en-suite shower room as well as direct access to an extremely private area of courtyard garden for that morning coffee. Located next to the main bedroom is the well-appointed modern family bathroom and next door to that is the incredibly useful utility room with curved wall feature and glazed door opening to the garden. To the other side of the lower level is a wonderful second reception room measuring 20ft x 16ft – this extremely generous living room has a large picture window to the rear overlooking the garden with the wooden floor continuing from the hallway and also has a gorgeous feature fireplace with granite surround. Part glazed double doors and a small hallway then provides access to two further double bedrooms both with double aspect windows to side and rear.

The outside space is a real showstopper, the owners have worked tirelessly to create a truly unique space with so many differing sections to be enjoyed throughout the day. There is a private Mediterranean style courtyard accessed directly from the master bedroom. This then links to a raised large patio terrace providing a perfect al-fresco dining area close to the house. Steps then lead down to a large level area of lawn with a mini children's adventure playground – perfect for those family days in. Off the lawn there is a gravelled seating area with timber shed and tiled BBQ area. At the lowest level of the garden which is streamside there is a truly special Japanese style area with a fish pond plus two other water feature ponds and flowing mini waterfalls between, another couple of lovely seating areas as well as a summer house cleverly positioned in the sunniest section of the garden. The garden is incredibly well stocked with established trees, a vegetable bed and planting including Acers, Hydrangeas, Azaleas, Rhododendrons, a Camellia, two Pieris, Conifers, a Gunnera and three Pencil Cypress just to name a few!

The driveway accommodates three cars comfortably in front of a large, attached garage with pitched roof, power, light and an electric door. Furthermore, the property is in a TZ16 residents parking zone allowing each property access to permits to allow for on street parking for personal use and visitors – ask for details on pricing.

The house has been so adaptable to this family over the years – many of the rooms have interchanged and served different purposes with options for separate accommodation, changing of the layout of bedrooms or living spaces all to suit personal tastes and needs. Rarely will you find a property in Truro at this price point offering so much accommodation with such a stunning and individual garden and with the added practicality of garage and parking.







The Location

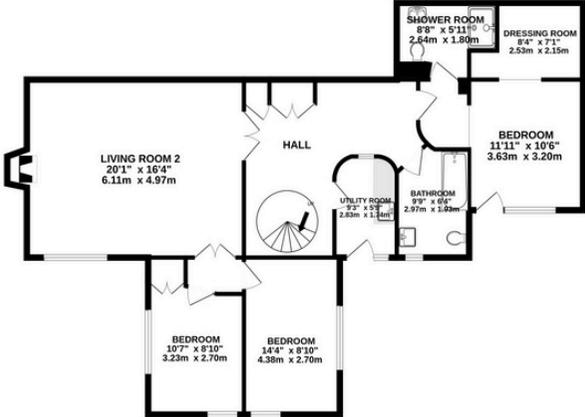
Hurland Road is a fantastic address in central Truro – a collection of detached residences built around 1990 each with large plots and individuality from one another. It enjoys an incredibly peaceful atmosphere thanks to its private cul-de-sac position but with the convenience of the city on your doorstep. You can walk into town within 10 minutes via a pleasant footpath nearby to enjoy beautiful Lemon Street lined with independent retailers, cafes and bars leading to the city centre. This position is particularly convenient for the well renowned Bosvigo primary school, Truro High School and The Thomas Daniell pub which serves some of the best food in the city. Several green spaces are close as well with Victoria Gardens and The Newham Trail being a short walk away. Driving out of town you can be at the hospital in less than 10 minutes on the A30 in around 15 minutes and there are excellent transport links with trains and buses heading in all directions nearby.

Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned schools are in abundance and there is a main line railway link to London (Paddington) within 5 hours. Draws such as the newly renovated Hall for Cornwall, historic Truro Cathedral and Royal Cornwall Museum are on one's doorstep with regular city events taking place throughout the year such as Truro Food Festival, City of Lights and famous Christmas markets.

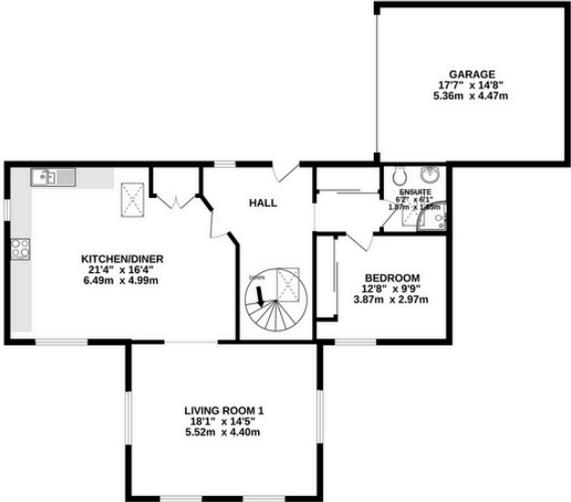


Floorplan

LOWER GROUND FLOOR
1164 sq.ft. (108.2 sq.m.) approx.



1ST FLOOR
1180 sq.ft. (109.6 sq.m.) approx.



TOTAL FLOOR AREA : 2344 sq.ft. (217.8 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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Property Information

Tenure: Freehold

Council Authority: Cornwall

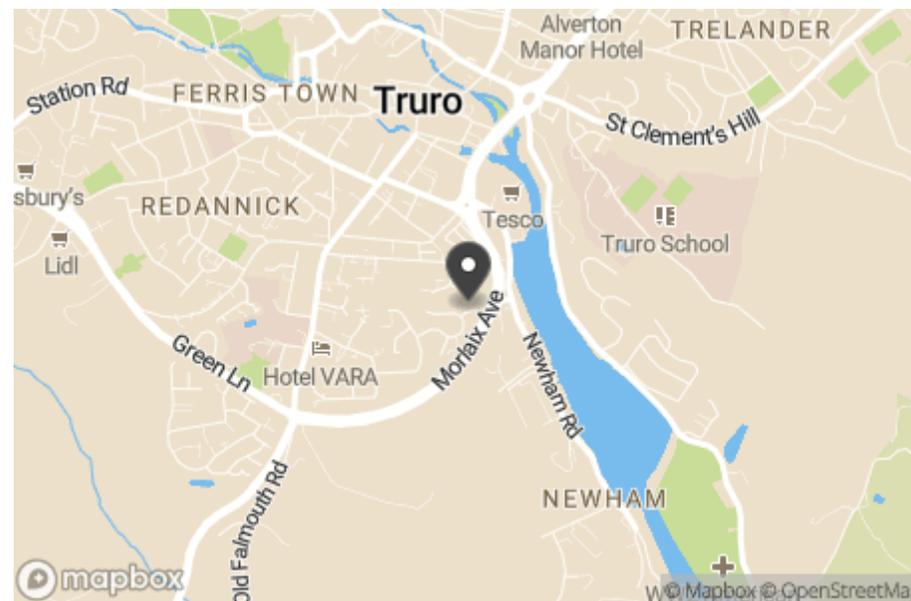
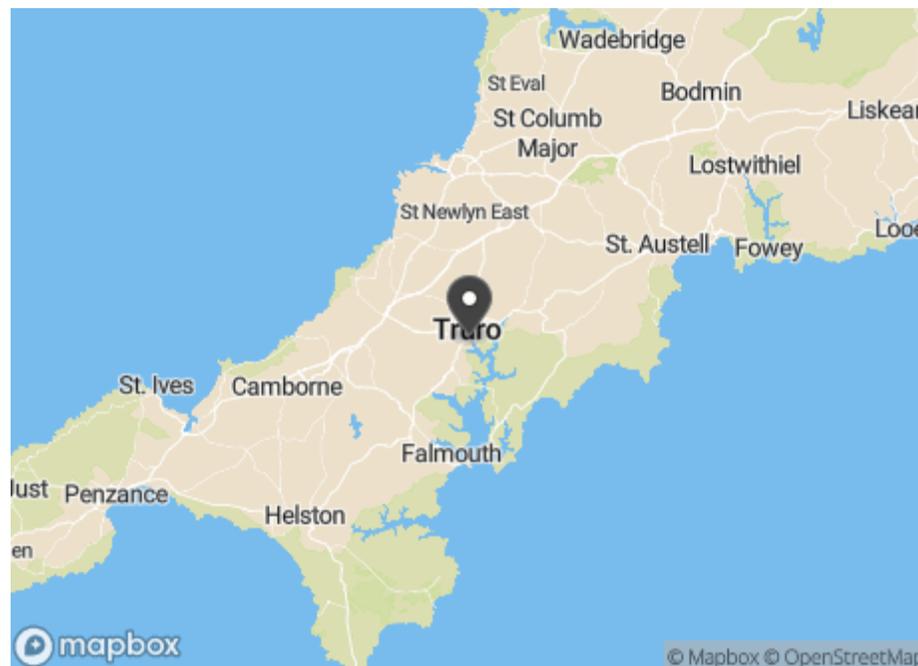
Council Tax Band: E

Services: Mains water, drainage, electric and gas are all connected.

Mobile Signal: Best networks Three & Vodafone – (good indoor & outdoor)

Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 220Mbps.

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



Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.

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