



CLIENT PARKING ONLY

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Tre-Ru House

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*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

*Philip Martin*



# TRE-RU HOUSE THE LEATS

TRURO  
TR1 3AG

DETACHED PERIOD PROPERTY IN THE HEART OF  
TRURO WITH PARKING

Currently utilised as an office however with huge potential  
for conversion into a residential dwelling subject to  
consent.

A period property with a wealth of character features  
including a stunning turning staircase.

Located in an elevated position in the city centre with  
parking for several cars and space for a garage.

EPC - TBC

OFFERS INVITED £475,000

*Philip Martin*

PHILIP MARTIN

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(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

## GENERAL COMMENTS

Tre-Ru House is a distinguished detached period townhouse, enviably located in the very heart of Truro City. Currently utilised as office space, the property offers significant potential for conversion into a private residence, subject to the necessary consents.

Rich in character, the house features a tessellated tiled floor in the entrance porch, an elegant turning staircase with a galleried landing, and charming leaded multi-paned windows, including generous bay windows that enhance the sense of light and space throughout.

Notably, the property is not listed and lies outside the conservation area, offering added flexibility for future development. To the front, there is ample parking for several vehicles, and the possibility exists subject to the appropriate consents for the addition of a garage or covered parking.

Further development opportunities may include conversion into multiple apartments, subject to planning permission. Sold with vacant possession and no onward chain. Viewing is imperative to appreciate the size and scope of the property.

## TRURO

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

In greater detail the accommodation comprises (all measurements are approximate):

## PORCH

2.47 x 1.60 (8'1" x 5'2")  
Tessellated tiled floor.



## HALL

2.46 x 1.79 (8'0" x 5'10")  
Store cupboards and stairs to first floor.

## LOUNGE

5.44 x 4.04 (17'10" x 13'3")  
Bay window to front.

## RECEPTION ROOM

4.56 x 3.69 (14'11" x 12'1")  
Door to rear courtyard and open to the dining room.

## DINING ROOM

3.39 x 3.33 (11'1" x 10'11")  
Window to side.



#### KITCHEN

3.44 x 2.67 (11'3" x 8'9")

A basic range of units, sink and drainer inset. Door and window to side.

#### CLOAK ROOM

W.C. and wash hand basin.

#### REAR HALL

Back stairs to first floor, cupboards

#### UTILITY/LAUNDRY ROOM

Fitted with shelving and window to rear.

#### FIRST FLOOR

Galleried landing with window to side.

#### BEDROOM 1

5.35 x 3.23 (17'6" x 10'7")

Bay window to front.

#### BEDROOM 2

4.62 x 3.25 (15'1" x 10'7")

Windows to side and rear.

#### BEDROOM 3

3.05 x 2.94 (10'0" x 9'7")

Window to front.

#### BEDROOM 4

3.27 x 2.94 (10'8" x 9'7")

Bay window to side with views of the Cathedral.

#### BEDROOM 5

2.29 x 2.07 (7'6" x 6'9")

Window to rear.

#### REAR LANDING

Cupboard housing gas boiler.

#### W.C.

2.32 x 1.71 (7'7" x 5'7")

W.C. and wash hand basin.

#### OUTSIDE

The property is approached via the parking area with steps leading to the front door. There is access to the side of the building to the rear where there is a small courtyard and access to the outbuildings.

#### OUTBUILDING

3.5 x 2.02 (11'5" x 6'7")

Light and power.

#### OUTBUILDING

3.43 x 1.60 (11'3" x 5'2")

#### SERVICES

Mains gas, water, drainage and electricity.

#### N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

#### VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

#### DATA PROTECTION

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 offices in Truro or St Mawes.

#### TENURE

Freehold.

Approx Gross Internal Area  
181 sq m / 1944 sq ft



Ground Floor  
Approx 98 sq m / 1059 sq ft

First Floor  
Approx 82 sq m / 885 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	92-100 (A)		
91-91 (B)			
89-80 (C)			
85-84 (D)			
83-54 (E)			
81-38 (F)			
80-20 (G)			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	92-100 (A)		
81-91 (B)			
60-80 (C)			
55-48 (D)			
38-34 (E)			
21-18 (F)			
1-20 (G)			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		





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