



Penlee House, 41 Falmouth Road, Truro, TR1 2BL  
Guide Price £950,000

# Key Features

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- Standout Grade II listed townhouse
- Prime central Truro location
- Over 2,500 sq ft of elegant & characterful accommodation
- Beautifully presented throughout
- Four bedrooms, two en-suites, family bathroom
- Two reception rooms plus kitchen/dining/family room
- Superb high quality loft conversion suite
- Sun facing private & established garden
- Masses of driveway parking plus oversized garage



*A standout Grade II Listed Victorian home in prime central Truro with over 2,500 sq.ft. of elegant space, a superb loft conversion and beautiful sunny private gardens - all within a short walk of the city centre and excellent schools.*



# The Property

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A truly exceptional Victorian townhouse - Penlee House occupies one of the most sought-after positions in Truro and a short stroll into the city centre.

Set behind high stone walls and enjoying a wonderful sense of privacy, this beautifully presented Grade II Listed home offers over 2,500 sq.ft. of elegant, well-proportioned accommodation. The current owners have thoughtfully enhanced and reconfigured the layout, including an extremely high-quality loft conversion, creating a superb family home that blends period charm with modern day living.

Perfectly positioned opposite Truro High School for Girls and within easy reach of Lemon Street and the city's amenities, this is a rare opportunity to acquire a home of real quality in a prime location.

Approached through an impressive granite pillared entrance with double gates, the property opens onto a generous driveway providing ample parking and access to the garage. Granite steps lead up to the front door and into a welcoming reception hall where an elegant turning staircase immediately sets the tone for the rest of the home.

To the front of the house, the sitting room is a beautifully proportioned space with high ceilings, an attractive open fireplace with marble surround and a large bay window complete with original shutters overlooking the garden. This is a room full of character and natural light.

The kitchen/dining room is undoubtedly the heart of the home. Fitted with a high-quality Treyone kitchen, it features a central island with Silstone quartz worktops, a gas-fired Aga with companion unit, and a range of integrated appliances including an American-style fridge/freezer and Fisher & Paykel dishwasher. There is plenty of space here for a large dining table as well as relaxed seating, making it an ideal space for both everyday living and entertaining.

To the rear, a long utility room provides excellent practical space, leading through to a rear lobby with cloakroom/WC and access out to a sunny courtyard garden – a perfect spot to enjoy the morning sun. From here, a pathway leads to the garage.



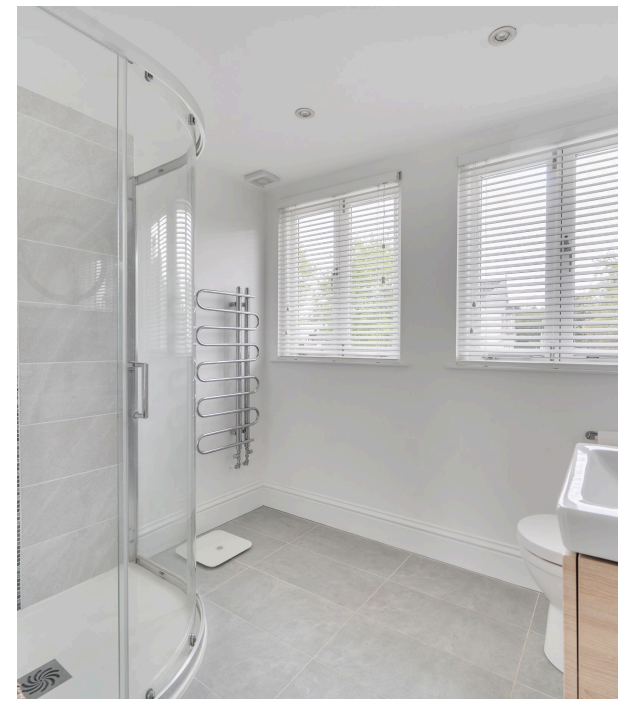


Completing the ground floor is a versatile additional reception room, currently used as a study but equally suited as a snug or playroom depending on requirements.

Upstairs, the elegant staircase rises to a generous landing with further access to the second floor. The principal bedroom is an impressive dual aspect room with excellent proportions, whilst the guest bedroom benefits from a stylish en-suite shower room. There is a further double bedroom on this floor along with a beautifully appointed family bathroom featuring a clawfoot bath and separate oversized shower.

The second floor has been cleverly converted to create a fantastic attic suite. This space offers a double bedroom, a separate sitting area with an eye-catching arched window framing views across the city and a spacious en-suite shower room. It's an ideal guest suite or private teenage retreat.







The gardens at Penlee House are a real highlight and quite rare for such a central Truro position. Set behind high stone walls, the property enjoys a wonderful sense of privacy and seclusion whilst still being just a short walk from the city centre.

Beautifully established, the garden has a mature and settled feel with a variety of trees, shrubs and planting creating colour, texture and interest throughout the seasons. Areas of level lawn provide space for families and outdoor enjoyment, whilst thoughtfully positioned patio seating areas offer the perfect spots for dining, entertaining or simply relaxing in the sunshine across the day.

The orientation of the garden allows it to enjoy excellent natural light, making it a particularly sunny and inviting outdoor space that feels like a true extension of the home.

To the front, the gated gravel driveway provides ample parking and turning space for several vehicles, along with access to an oversized single garage with power and light which offers excellent additional storage.



# The Location

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Falmouth Road is one of Truro's most sought-after locations – a stunning mix of old and new architecture set along an attractive tree lined road. It enjoys an incredibly peaceful atmosphere but with the convenience of the city on your doorstep. You can walk into town in minutes 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 Truro High School for Girls, Bosvigo primary 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 on the A30 in around 10/15 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.





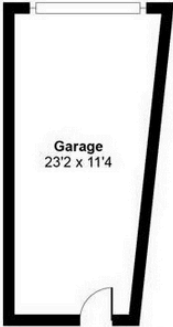
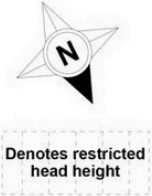
*Homes of this calibre and location rarely come to the market, particularly those offering such a seamless blend of character, space and convenience. With excellent schooling, the hospital and the city centre all within easy reach, Penlee House represents a superb lifestyle opportunity in the heart of Truro.*

# Floorplan

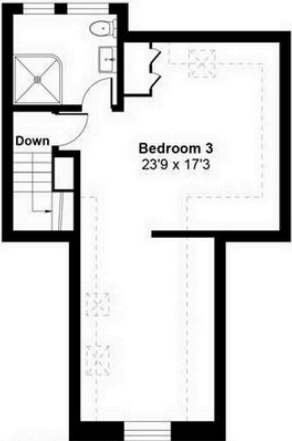
## Penlee House, 41 Falmouth Road, Truro, TR1

Approximate Area = 2584 sq ft / 240 sq m  
Limited Use Area(s) = 100 sq ft / 9.2 sq m  
Garage = 233 sq ft / 21.6 sq m  
Total = 2917 sq ft / 270.8 sq m

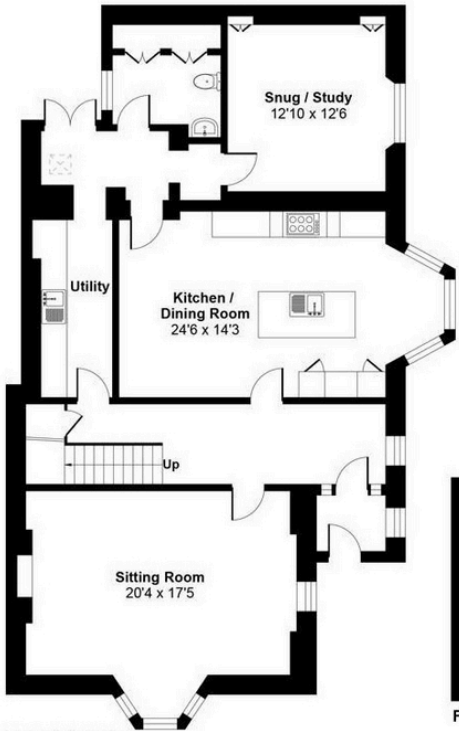
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SECOND FLOOR



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024.

# Property Information

Tenure: Freehold

Council Authority: Cornwall


Council Tax Band: E

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

Mobile Signal: All networks – (good outdoor & variable indoor)

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

Note: The property is Grade II listed & in a conservation area.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 



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