

31 Daniell Street, Truro, TR1 2DN

£250,000

JAMES CANE

THE TRURO ESTATE AGENT

Key Features

- Available for sale with no onward chain
- Superbly presented and stylish 2 bedroom home
- Character features throughout, Grade II listed
- Level rear garden with covered dining area
- 2 double bedrooms, family bathroom, utility room
- Sitting room, kitchen/dining room
- Convenient and popular Truro City location
- Video tour available







Available for sale with no onward chain.

A completely beautiful and utterly charming 2 bedroom stone fronted cottage situated in an incredibly sought after road in central Truro - benefitting from a good size rear lawned and patio'd garden plus a delightful outdoor covered dining area!



The Property

A truly gorgeous and beautifully decorated two-bedroom Grade II listed cottage, situated in a very popular stone-fronted terrace close to central Truro. This property is a true testament to what can be achieved with these already wonderful homes.

The property offers well-proportioned and characterful accommodation, including a stunning sitting room with feature fireplace, a wonderful kitchen/dining room, a useful utility space and downstairs bathroom plus two good-sized bedrooms on the first floor.

From the hallway, a door to the left opens into a very cosy sitting room, which has a sliding sash window allowing in plenty of natural light, traditional shutters, wooden floorboards, a feature fireplace with log-burning stove and storage cupboards with shelving.

The kitchen is a fantastic space, styled beautifully with a combination of colours, oak flooring and plenty of natural light, thanks to the sash window overlooking the rear garden. To one side is a freestanding range cooker with decorative splashback tiling. In the centre an under-counter fridge, a fitted breakfast bar with sink and tap and to the other side, stairs which lead to the first floor and a hallway which connects to the utility space and family bathroom.

The utility room is a convenient and practical space, with decorative tiled flooring, a sink and tap unit and two large storage cupboards, one of which houses the washing machine and tumble dryer, the other a good size fridge freezer. From the utility room, a French doors lead out to the rear garden, while another provides access to the family bathroom.

The family bathroom continues the lovely tiled flooring and benefits from a glazed window allowing in natural light. The room combines white splashback tiling to one side with an array of recycled wooden beams to the other, which were once part of a Cornish boat! The bathroom comprises a three-piece suite, including a WC, wood pannelled bath and wall mounted wash hand basin.







Upstairs are two good-sized bedrooms. To the front is the principal bedroom, which is naturally light thanks to its southerly aspect. It also features a decorative fireplace, a large built-in wardrobe to one side and inset shelving to the other. Bedroom two overlooks the rear garden and enjoys views of Truro Cathedral. There is plenty of space for either a double bed or two singles, as well as an desk/office area. The landing, which has a good-sized storage cupboard, and both bedrooms connect beautifully, with wooden floorboards running throughout.

To the rear of the property, a large patio area connects to the lawn. The lawn, which is bordered by an array of shrubs and plants, leads through to a superb covered dining area – perfect for alfresco dining and entertaining. This space has plenty of room for a dining table, feels wonderfully private and even benefits from an old brick coal shed, ideal for additional storage.

From top to bottom, our clients have brought this property to its very best – it truly is superb! From its wonderful Cathedral views and lovely flowing layout to its meticulous decoration and abundance of character features, this is a truly wonderful home. A viewing is wholeheartedly recommended.



















The Location

Daniell Street is one of Truro’s favoured rows of attractive period houses leading down into the city centre. You are incredibly close to town here being a 5 minute walk from the hustle and bustle whilst being far enough away to maintain a surprisingly peaceful atmosphere. This position is particularly convenient for the train station, well renowned Bosvigo primary school, Thomas Daniell gastro-pub and Sainsburys supermarket. Several green spaces are nearby as well with Donkey Field, Hendra Park and the stunning Victoria Gardens all being a short walk away. Driving West out of town you can be on the A30 in around 15 minutes and there are excellent transport links with trains and buses heading in all directions from the station 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.



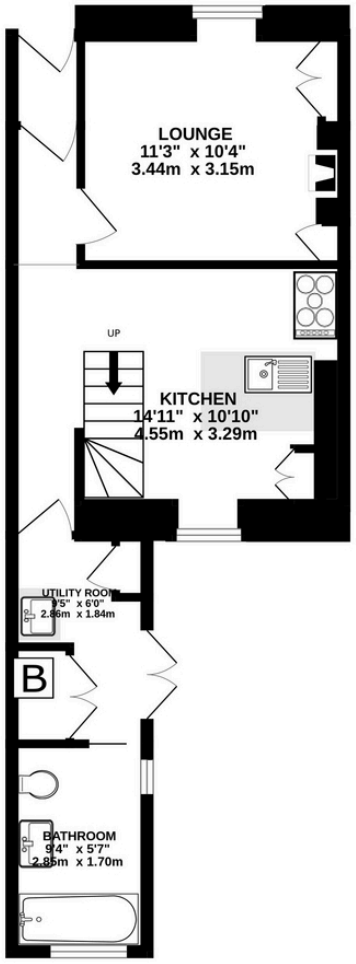




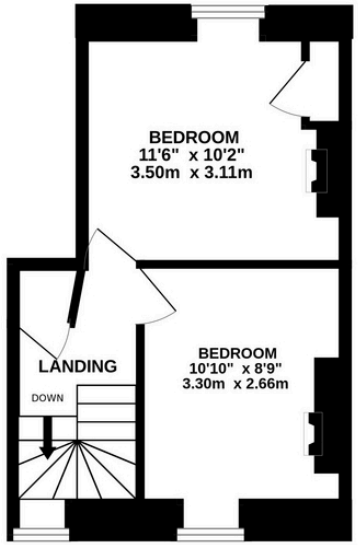


Floorplan

GROUND FLOOR
427 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
278 sq.ft. (25.8 sq.m.) approx.



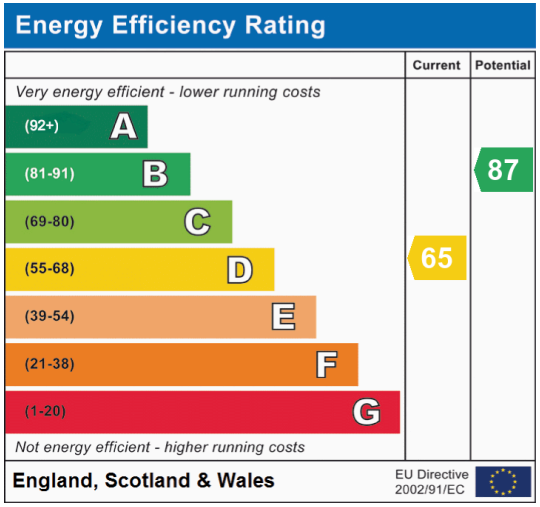
TOTAL FLOOR AREA : 704 sq.ft. (65.4 sq.m.) approx.

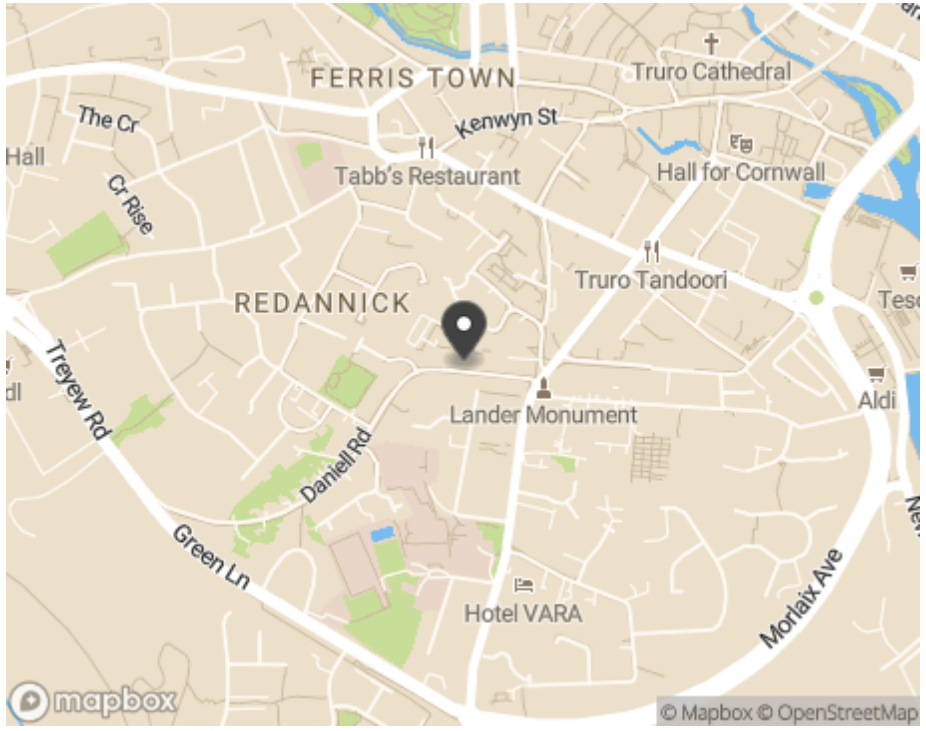
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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
Council Tax Band: B
Services: Mains water, drainage, electric and gas are all connected.
Mobile Signal Externally: Best network - EE good outdoor and indoor.
Broadband: Ultrafast available. Max download 1800Mpbs. Max upload 220Mbps.
Note: The property is Grade II listed and in a conservation area.







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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