



# 3 Belvedere

Truro







## 3 Belvedere, Truro, TR1 1UU

Set on the eastern edge of Truro in a peaceful, traffic free position, this impeccably presented townhouse combines classic style with quality and flexibility, offering four bedrooms (two en suite), a study, dining room, elegant living room, conservatory and a generous kitchen/breakfast room, all complemented by a colourful, well tended garden, far reaching views, a garage and private parking.

### Distances

Waitrose & Great Cornish Food Store – 400 yards; Truro city centre – 1; Mainline railway station – 2; Boscawen Park & tennis courts – 2; St Clement – 2.5; Malpas – 3; Royal Cornwall Hospital (Treliske) – 4; Trelissick Garden, Feock (National Trust) – 6; A30 (Carland Cross) – 6; Perranporth – 10; Mylor Yacht Harbour – 11.5; Falmouth – 12; St Mawes – 17; Cornwall Airport (Newquay) – 8  
(All distances are approximate and in miles)

**What 3 Words** /// belly.straw.oppose

**Agent's Note** The owner of this property is a Consultant for Shore Partnership



### The Location

Belvedere was constructed by highly regarded Rosemullion Homes in 2006/7 on farmland sold by the Duchy of Cornwall. The Duchy were closely involved in the scheme in order to guarantee an attractive and small development of high-quality homes with a blend of Georgian, Victorian and Art Deco-influenced architecture. The 25 houses were designed by award-winning architects Batterton Tyack ([tyackarchitects.com](http://tyackarchitects.com)) who successfully respected the site's contours and geography. Belvedere features curving terraces of houses approached via raised pavements and charming walkways. The design palate was mixed and varied in order to provide a characterful new development with communal open spaces.

On your doorstep, Waitrose and the Great Cornish Food Store were subsequently built in 2016 providing great convenience, along with the Park & Ride connecting the east side of Truro with the city centre.

Truro boasts a wide and varied mix of national and boutique retailers found within the pretty cobbled streets radiating out from the iconic Gothic Revival cathedral. An eclectic mix of restaurants, coffee shops and bars along with a cinema and art galleries, are complemented by the national-class Hall for Cornwall.

Sports enthusiasts are particularly well-catered for with a sports centre with swimming pool, two tennis clubs, squash club, rugby, football and cricket clubs within the city. Watersports are readily accessible with the north coast surfing beaches and highly regarded sailing waters of the Carrick Roads on the south coast, both within a short drive.

With countryside walks, golf, creeks, rivers, surfing and sailing all within striking distance of Truro, this really is the perfect place from which to enjoy a healthy, active and happy life.



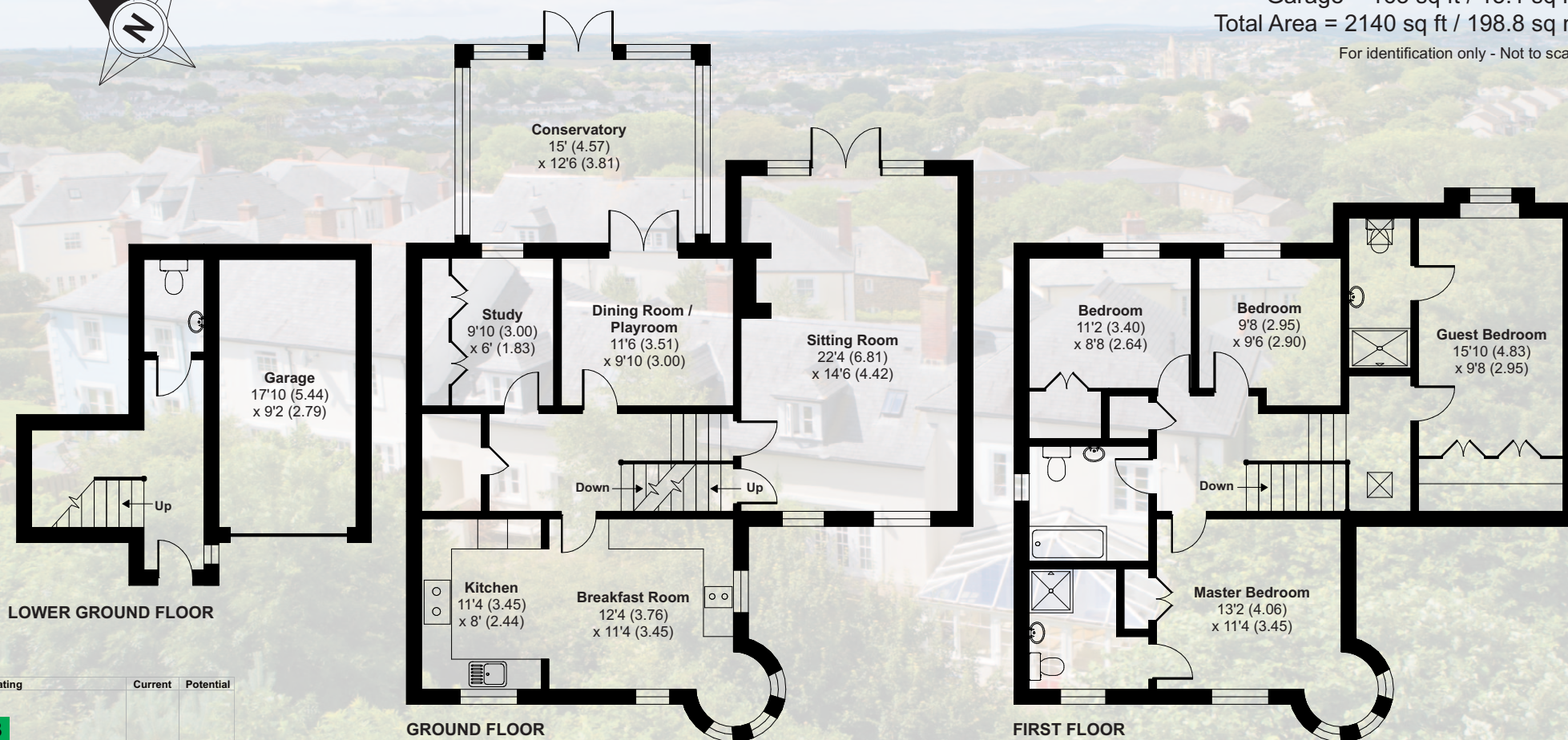
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Approximate Area = 1977 sq ft / 183.6 sq m

Garage = 163 sq ft / 15.1 sq m

Total Area = 2140 sq ft / 198.8 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Shore Partnership Limited. REF: 1403120

**FIXTURES & FITTINGS** Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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### The Property

- Exceptionally convenient location for Truro yet enjoying a quiet location and is well situated for Truro's excellent schools (Truro School, Archbishop Benson and Penair) and approximately 400 yards from Waitrose
- Superb townhouse with unique turreted architectural feature
- High quality and beautifully maintained
- Traffic-free setting with far-reaching view and rural backdrop
- Hallway with cloakroom/WC
- Superb open-plan, contemporary kitchen / breakfast room with a turreted dining area and a range of fitted appliances including limited edition two door AGA

- Double aspect sitting room featuring an attractive fireplace and French doors to the rear terrace
- Dining / play room opening to the conservatory with a limestone floor and under floor heating
- Study with range of fitted cupboards
- Utility room
- Double aspect master bedroom with views towards Truro, fitted wardrobe and en suite shower room
- Guest bedroom with fitted wardrobes and en suite shower room
- Two further bedrooms, one with a fitted wardrobe
- Family bathroom

### The Garden, Garage and Parking

- Integral single garage
- Parking for 2-3 cars
- Private, well enclosed rear garden - ideal for entertaining, children and pets
- The garden is mainly laid to lawn and backed by a stone wall, with planted borders featuring a young fir tree, acer and magnolia amongst other varieties
- Connecting the accommodation to the garden is a superb conservatory, set beside a paved terrace that rises by three curved steps to a further terrace with French doors to the sitting room

### Tenure, services and material information

Freehold. Mains water, drainage, gas and electricity. Gas-fired central heating.  
Council Tax: band G  
Broadband: FTTP (source: [www.openreach.com/broadband-network/fibre-availability](http://www.openreach.com/broadband-network/fibre-availability))

### Directions

Head east out of Truro along Tregolls Road and continue to the traffic lights at the junction with Newquay Road. Turn right into the lane and pass Julian Foye on the left. Follow the road into Belvedere, bearing left as it curves, and number 3 is positioned in the left-hand corner.







**Ben Standen**  
Consultant



**Ben Davies**  
Director



**Tim May**  
Director

## WHERE YOU LIVE MATTERS

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