

39 Carvoza Road, Truro, TR1 1BA

£575,000

JAMES CANE

THE TRURO ESTATE AGENT

Key Features

- Iconic Non-Listed Truro townhouse
- 6 bedrooms, 3 reception rooms
- Kitchen/breakfast room, two family shower/bathrooms
- Driveway parking, level rear garden
- Walking distance to City centre
- Just under 2,000 square feet of accommodation
- Available for sale with no onward chain
- Video tour available







An iconic, double fronted, 6 Bedroom, 3 reception room, Victorian townhouse with off-road parking and a level rear garden - situated on one of Truro's most sought after roads and available for sale with no onward chain.



The Property

A substantial, grand and iconic Victorian family home situated on one of Truro's most sought after roads and just minutes from the city centre - boasting 6 bedrooms, 3 receptions rooms, a kitchen/breakfast room, off-road parking and a good size level rear garden.

Entering the property, a light entrance hallway provides access to the properties 3 reception rooms, kitchen/breakfast room and stairs which lead to the first floor. The hallway has gorgeous geometric tiled flooring, plenty of natural light and like the majority of the property - circa 10ft high ceilings.

The living room is a stunning space, decorated beautifully, with a feature fireplace and log burning wood stove, wood panel flooring and a large bay window overlooking the front elevation. The sitting room/snug, is a cosy space with wood panel flooring, large bay window, fireplace and a built in media wall. The dining room, which is found to the rear of the property has a continuation of the wooden floorboards, a feature fireplace and overlooks the rear garden. All wooden flooring and hallway floors on the ground floor have been fully restored recently. Adjacent to the dining room is a really lovely well appointed kitchen with a range of base and eye white shaker style units with grey marble effect work surfaces - paired with a central island. Here there is plenty of under counter space for a washer/dryer, dishwasher and an area for a standalone fridge/freezer. From here a door leads to steps, which provides access to the rear garden





On the first floor - four bedrooms, two bath/shower rooms and stairs which lead to the second floor. The principle bedroom, which over looks the front elevation and is decorated beautifully, is a wonderful room with built in wardrobes and a large bay window. Bedroom 2 is a good size double room with a large bay window and decorative feature fireplace. Bedrooms 3 and 4, are both generous rooms and both overlook the rear garden - with bedroom 4 currently being used as an office space. The bathroom is a well appointed 3 piece suite with wood panelled bath and storage cupboards. The shower room, although smaller than the bathroom, is a light filled space with a sliding sash window overlooking the front driveway. From the landing a turning stair case leads to the second floor which in turn provides access to two dual aspect bedrooms, both of which have plenty of space for a bed and storage units - adjacent and central to these rooms is a WC with basin.

To the front of the property a shared driveway leads to this properties parking area which currently also houses some storage bins and a large shed.
To the rear of the property a large level lawn garden with high fencing to one side and a picket fence with gate to the other. Adjacent to the lawn is a patio area which has plenty of space for a large outdoor dining table. From here steps lead up to the kitchen.

In all - a very rare opportunity to acquire a substantial, non-listed and character filled home with ample accommodation just minutes from Truro city centre. A viewing is whole heartedly recommended.






















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The Location

Carvoza Road is arguably one Truro's most sought after locations. Not only convenient for local schools, parks and being able to walk into the city within minutes but ultimately its an extremely attractive row of period townhouses - this is a wonderful location offering a peaceful leafy atmosphere whilst being close to the city centre. You can walk into town in around ten minutes to enjoy New and Old Bridge Street lined with independent retailers, cafes and bars leading to the city centre. This position is particularly convenient for the well renowned Archbishop Benson primary school. Several green spaces are close as well with Tremorvah Playing Field being just over the road as well as Daubuz Moors a short walk away. Driving North out of town you can be on the A30 in around 10 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.

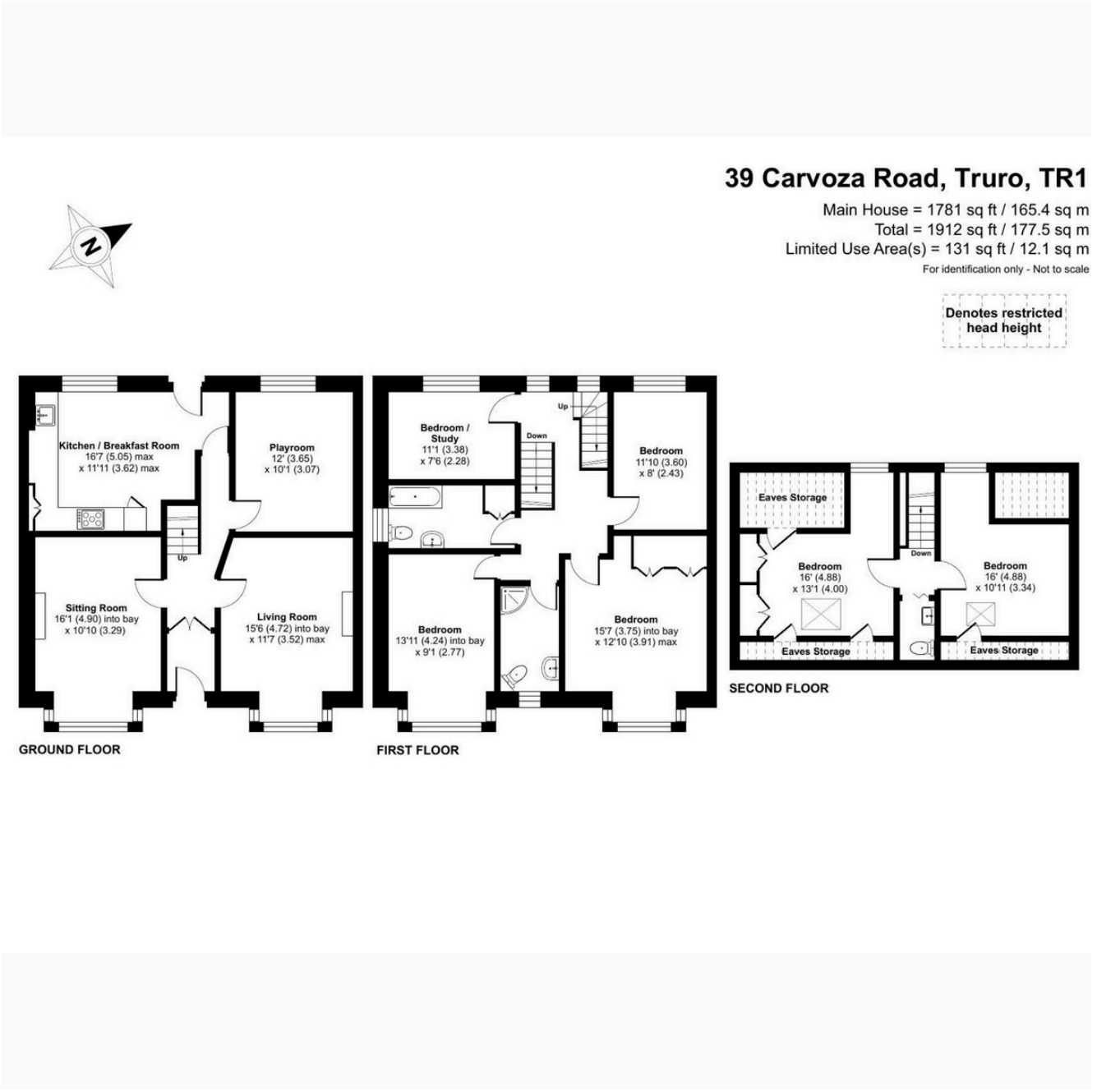






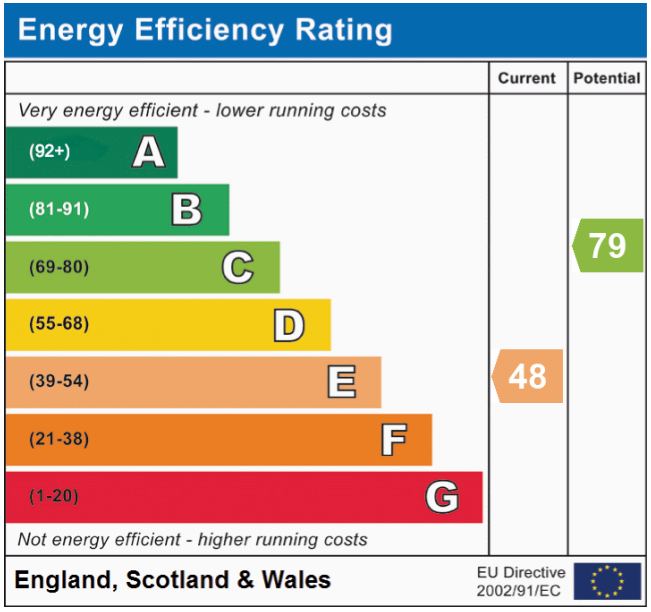


Floorplan


39 Carvoza Road, Truro, TR1
Main House = 1781 sq ft / 165.4 sq m
Total = 1912 sq ft / 177.5 sq m
Limited Use Area(s) = 131 sq ft / 12.1 sq m
For identification only - Not to scale
Denotes restricted head height
N
Kitchen / Breakfast Room
16'7 (5.05) max
x 11'11 (3.62) max
Playroom
12' (3.65)
x 10'1 (3.07)
Up
Sitting Room
16'1 (4.90) into bay
x 10'10 (3.29)
Living Room
15'6 (4.72) into bay
x 11'7 (3.52) max
GROUND FLOOR
Bedroom / Study
11'1 (3.38)
x 7'6 (2.28)
Up
Down
Bedroom
11'10 (3.60)
x 8' (2.43)
Bedroom
13'11 (4.24) into bay
x 9'1 (2.77)
Bedroom
15'7 (3.75) into bay
x 12'10 (3.91) max
FIRST FLOOR
Eaves Storage
Bedroom
16' (4.88)
x 13'1 (4.00)
Down
Bedroom
16' (4.88)
x 10'11 (3.34)
Eaves Storage
Eaves Storage
SECOND FLOOR

Property Information

Tenure: Freehold
Council Authority: Cornwall Council
Council Tax Band: E
Services: Mains water, drainage, electric and gas are all connected.
Mobile Signal Externally: EE Good outdoor and in home. Other networks all good outdoor.
Broadband: Ultrafast available - 1800 Mbps max download speed. 1000 Mbps max upload speed.







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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