



2 Riverside,  
Perranarworthal, Truro

LODGE & THOMAS  
ESTABLISHED 1892

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## 2 Riverside, Perranarworthal, Truro, TR3 7NY

**Guide Price - £185,000    Freehold**

*A fascinating and historic Grade II Listed period home that hides deceptively extensive accommodation, which requires general repair and refurbishment to bring it back to its former glory.*

- Grade II Listed Period House
- Spacious 2 Reception, 4 Bedroom, 2 Bathroom Accommodation
- Enclosed & Sheltered Cobbled Courtyard
- Attached Workshop with Slate Flagstone Floor
- Elevated South-Facing Garden

### **The Property**

A hugely interesting period home forming part of a terrace, thought by the current owner to have originally been built as one house, but over the decades has been as offices and a telephone exchange, before being divided into three individual homes, this being the largest.

So many original features remain, ranging from the part slate hung frontage and the heavy, pedimented entrance door, through to the ceiling covings, impressive fireplaces, and original doors and architraves. There are two staircases to the first floor, with a further staircase rising to the 38ft long fourth bedroom in the attic.

Fronting directly onto the footpath in a southerly direction, the house looks towards the attractive homes of the former foundry, whilst to the immediate rear is an enclosed cobbled courtyard, off which is an intriguing old workshop, perhaps with potential as a future, subject to relevant planning approval. Situated above the courtyard is a terraced lawn garden.





EPC: F Council Tax Band: D

### Services

Mains electricity, mains water and oil fired central heating, (drainage to be confirmed). None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

### Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

### Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

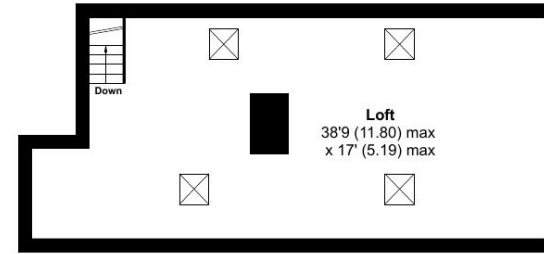


Approximate Area = 3004 sq ft / 279 sq m

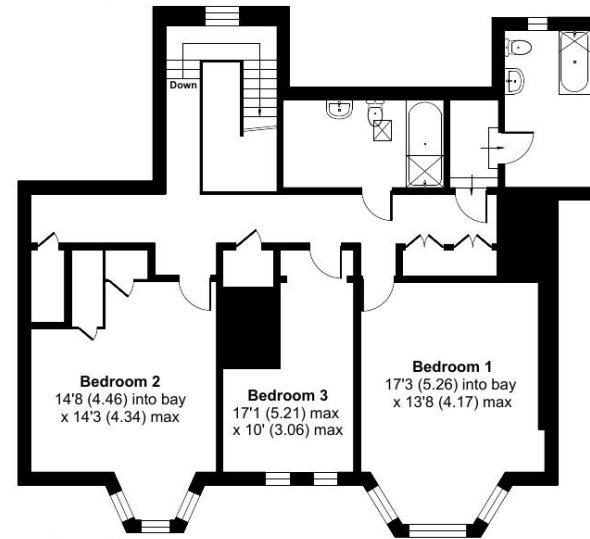
Outbuilding = 227 sq ft / 21 sq m

Total = 3231 sq ft / 300 sq m

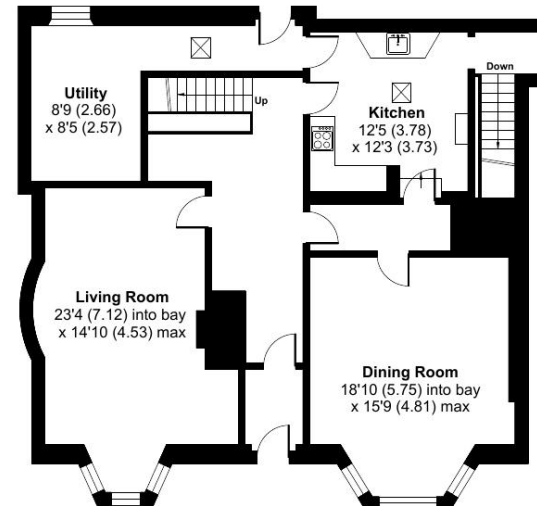
For identification only - Not to scale



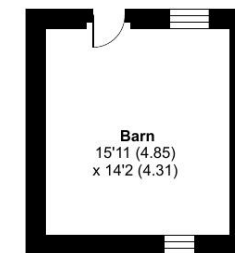
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



OUTBUILDING

### Location

Perranarworthal is a highly regarded location straddling the A39 Truro to Falmouth Road at the head of the tidal Restronguet Creek. It is an excellent location for quick and easy access to the shopping, schooling, health and leisure amenities of both Truro and Falmouth, each of which is just over 5 miles distant. Closer to hand is the University of Exeter, Penryn Campus and just across the road from the house is a bus stop for the regular service that runs between the two towns.

### Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722  
Email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

### Directions:

Heading from Truro towards Falmouth on the A39, the property can be found on the right hand side, shortly after passing the Norway Inn and almost opposite the turning on the left to Mylor.

**what3words**///funky.performed.binders





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