



8 St Clements Terrace, Truro, TR1 1HN
£319,950



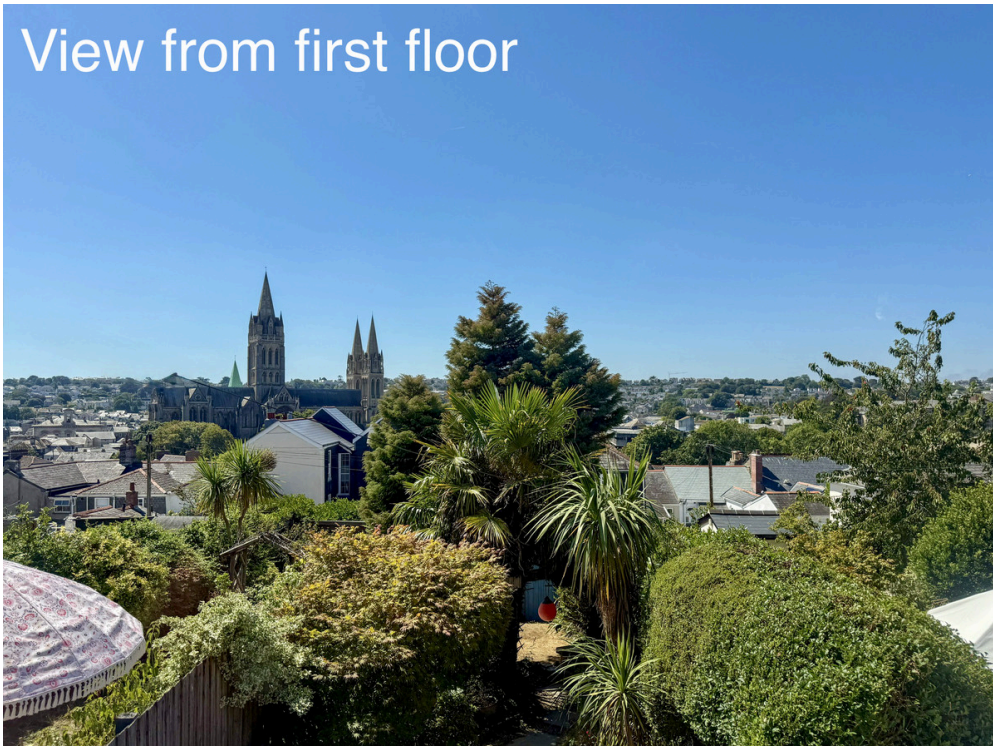
JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Stunning views of Truro City and the Cathedral
- South facing and well established landscaped garden
- Iroko Conservatory with polarised double glazed windows
- Driveway parking and resident parking to the rear
- 2 double bedrooms, Family bathroom
- Sitting room, dining room and kitchen.
- Character features, including sandstone, exposed beams and feature fireplaces
- Solar panels and EV charging point with energy hub
- Video tour available



View from first floor



An utterly charming, character filled, 2 bedroom cottage with a stunning and established south facing garden, off road parking with EV charger plus superb views of the Cathedral and across Truro City Centre.



The Property

A truly gorgeous home situated in one of Truro's most favoured tucked away locations - St Clements Terrace has it all. Views across to the Cathedral plus quick access to Truro city and its amenities.

This unique cottage cleverly balances traditional features with modern energy saving adaptations. Our clients have recently undergone some major works to benefit this already lovely home including a new roof, new chimney stack, new boiler and new fuse board.

The accommodation comprises of a stunning Iroko double glazed conservatory with double doors leading out to the front garden, from here a doorway leads into the sitting room which is a beautiful and naturally light space with a feature fireplace and space for a log burning wood stove. From here, Victorian tiles 'lead' into the dining area which has slated flooring, a feature fireplace, a door way leading to the family bathroom and has stairs which lead to the first floor.

Adjacent and semi open plan to the dining area is the kitchen which is a practical space with a range of farm style base and eye level units with work surfaces and plenty of room for a fridge/freezer plus under counter space for a washing machine/dryer and dishwasher. From here a bespoke Iroko door leads out to the properties private rear courtyard, which is a small area but provides gated access to a very quiet lane to the rear of the property (where there is resident parking available) but is a perfect space for bin/recycling/bike storage and pot plants.

The family bathroom is a large and light room with a 4 piece suite, including a panelled bath, pedestal wash hand basin, WC and walk in shower.

Upstairs, the property benefits from 2 double bedrooms. The south facing principle is a good size double room with built in wardrobes and a window seat which has stunning views across the city. Bedroom two is situated to the rear and benefits from the morning sun and a tree lined aspect. Both bedrooms have been decorated well and have lovely wooden floorboards.

To the front of the property there is a brick paved driveway, which has enough space for a large vehicle, plus an EV charger. From here steps lead up to a gate which opens up to the long south facing and well established garden. In the middle of the garden, an area of lawn surrounded by a wonderful array of plants, mature trees and high hedging. This area connects to a patio area perfect for BBQ's, alfresco dining and taking in the stunning views.

In short, this character property comes with modern green energy innovations, updated core components, convenience and accessibility, stunning views and parking - so will no doubt tick boxes for many a buyer - a viewing is whole heartedly recommended to appreciate such a unique home.







The Location

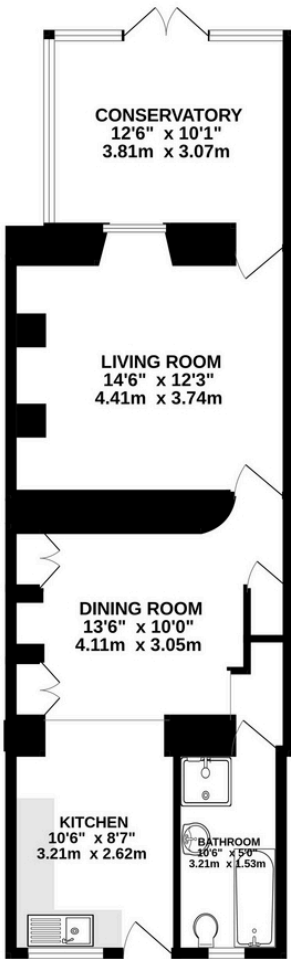
St Clements Terrace is one of the most sought after residential locations in Truro. It is true city centre living with everything on your doorstep all whilst being tucked away just enough to still enjoy some peace and quiet .You can walk into town in minutes to enjoy New and Old Bridge Street lined with independent retailers, cafes and bars leading to the city centre. This position is particularly convenient for the well renowned Archbishop Benson primary school and The Rising Sun pub which serves some of the best food in the city. Several green spaces are close as well with Daubuz Moors and Tremorvah Playing Field being 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.

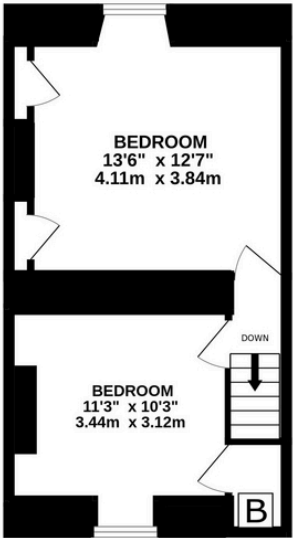


Floorplan

GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 954 sq.ft. (88.6 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

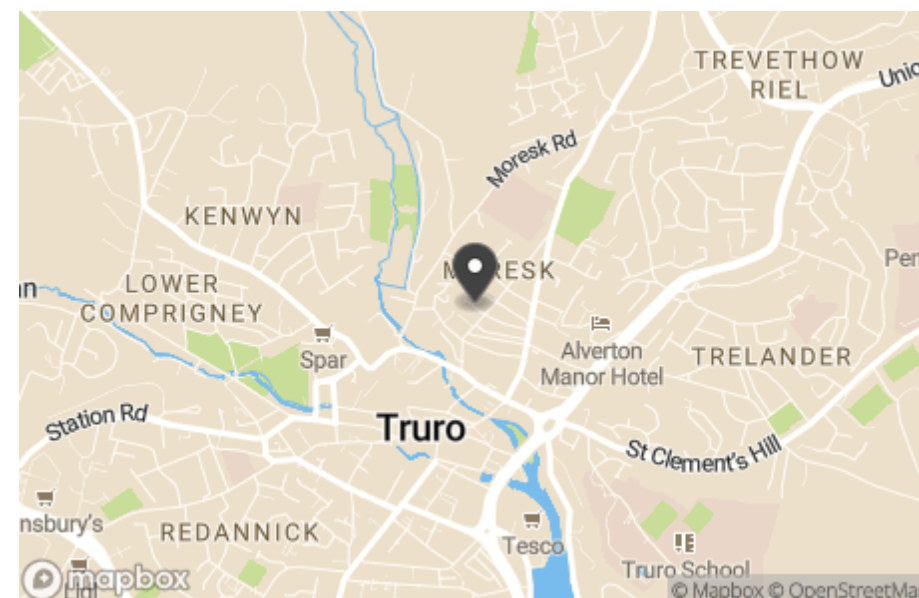
Council Tax Band: B

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

Mobile Signal Externally: EE Best network - good out door and in home.

Broadband: Ultrafast available. Max download speed - 1800Mbps. Max upload speed - 200Mbps.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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