



14 Trafalgar Row, Truro, TR1 1QD
£300,000

Key Features

- A beautiful, double fronted family home
- 3 bedrooms, family bathroom
- Two reception rooms, kitchen/diner, utility
- Courtyard garden with small outbuildings
- Separate raised south facing tiered garden
- Character features throughout, wonderful history
- Video tour available



A completely charming, double fronted, 3 bedroom family home with versatile accommodation and a south east facing garden - situated just moments from Truro City Centre and believed to have once been the home of a well renowned local architect.



The Property

Believed to have once been the home of renowned local architect Philip Sambell during the mid-19th century, this gorgeous double fronted, three double bedroom family home is ideally situated close to the heart of Truro city centre. With stylish and versatile accommodation extending to almost 1,200sqft and offering a wonderful blend of character, history and everyday comfort.

The accommodation comprises of a long entrance hall, which in turn connects to two reception rooms, stairs which lead to the first floor, a doorway leading to the rear garden and the kitchen/diner.

Immediately to your left as you enter, is a beautiful and cosy sitting room with painted wood panel flooring, bay sliding sash window with wooden shutters, gorgeous feature fireplace with a log burning wood stove and circa 9ft high ceilings with pretty cornicing. To the other side, an equal size second sitting room or what could be used as a fourth bedroom, currently being used as an office/study. This room too has feature cornicing, a feature fireplace, a sash window and inset shelving.

The kitchen/dining room is lovely space with a range of base level gloss white units with wooden works surfaces, an integral oven with extractor over, flagstone flooring and space for a fridge freezer. This room currently houses a dining table and is cleverly split to a further kitchen/utility space. This area has the same units and wood work surfaces, plus decorative splash back tiles, a large sink, the boiler and space for a washing machine/dryer.

From the hall, a turning staircase leads to the first floor. From here a split level landing provides access to the family bathroom and three bedrooms. The principal bedroom is a good size double room and is a lovely and light space - it overlooks the front elevation and benefits from a built in wardrobe. Bedroom 2 is a generous double room with built in wardrobe space whilst bedroom 3 is a good size single room which also provides access to the loft space.

The family bathroom is lovely four piece suite including a pedestal wash hand basin, WC, wood panelled bath with shower tap and a separate enclosed walk in shower - naturally lit by a velux window.



To the rear of the property, a courtyard garden with an array of small outbuildings - perfect for storage. One of the outbuildings is a generous size and with the necessary planning consent could be converted into a home office. From here stairs lead up to the properties tiered south east facing garden which includes a raised patio area which benefits from lovely Cathedral views and a separate lower area, perfect for BBQ's, fire pits and or children's outdoor play equipment. From the garden, a further set of steps lead up too a gate which in turn provides access to Waterloo Road where our clients currently benefit from Permit Parking for two vehicles.

This home is believed to have once been the residence of Philip Sambell, one of Cornwall's most accomplished early architects. Despite being profoundly deaf and unable to speak from birth, Sambell enjoyed a distinguished career and was responsible for many of Truro's finest 19th-century buildings, including St John's Church on Lemon Street, the original Truro Savings Bank (now part of the Royal Cornwall Museum), and numerous elegant terraces and public buildings that helped shape the character of the city. His remarkable talent and determination left an enduring architectural legacy that is still celebrated today.

In short - a truly lovely property, oozing with history and character, providing versatile accommodation in the heart of Truro. A viewing is wholeheartedly recommended.







The Location

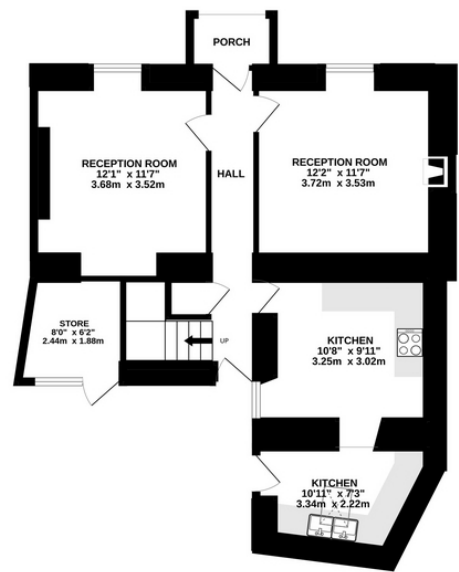
Trafalgar Row is a very convenient location, situated just a few minutes walk to the city centre and all of the fantastic amenities, shops/cafes etc plus just moments from wonderful riverside walks and the popular Boscowan Park. This wonderful park is just a mere 10 minute walk from the property and is one of the reasons our clients purchased the house. Adjacent to the park is Truro Cricket Club and Truro Tennis where our clients enjoy a membership. Further down the road is the stunning 'Sunny Corner' where there are multiple benches and terraced areas to enjoy the view out onto the water. Just a few further minutes down is the wonderful village of Malpas. Malpas is one of Truro's most sought-after riverside communities, offering a peaceful setting just moments from the city centre. Nestled along the picturesque Truro and Tresillian Rivers, the area is renowned for its scenic waterside walks, sailing opportunities, and beautiful countryside. With a welcoming village atmosphere, a popular local pub, excellent access to Truro's shops, restaurants, schools, and transport links - Malpas provides an exceptional balance of tranquil Cornish living and everyday convenience.

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.

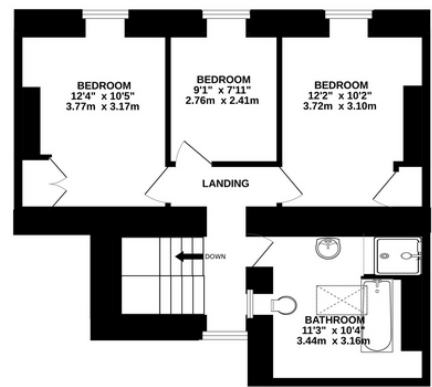


Floorplan

GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR
514 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 1167 sq.ft. (108.4 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: C

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

Mobile Signal Externally: Best network - Three. Good outdoor and in home.

Broadband: Superfast available. Max download - 80Mbps. Max upload - 20Mbps.

Agents note: This property is Grade II listed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(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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