



12 Carclew Terrace, Truro, TR1 2EF  
£295,000

# Key Features

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- Terraced Grade II listed cottage
- Blissful private location within city centre
- Georgian character in abundance
- Three bedrooms, first floor shower room
- Two reception rooms, separate kitchen
- Glorious front garden and sun trap rear courtyard
- Residents on street parking
- Video tour available





# The Property

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A beautiful Grade II listed cottage tucked away in a private location within the city centre. Stylishly presented three bedroom, two reception room accommodation beaming with character and fantastic outdoor spaces.

This mellow stone early 1800's terraced home has Georgian character in abundance at every turn. Of particular note are the original sash windows, wooden shutters, chunky wooden floorboards, high skirting and recessed archway in the living room. The accommodation is perhaps more spacious than one would think with the ground floor comprising an entrance hall, well appointed living room overlooking the front garden and a second reception room filled with natural light with ample space for seating and dining. Off this room is a fully fitted galley kitchen with clever storage options, integrated appliances and glazed door and window to side. Upstairs a landing provides access to the three bedrooms (one large double and two good sized singles) with a separate large shower room with gorgeous dark tiling and modern fittings. All is presented so stylishly throughout meaning there is little to nothing to do on move in day.

There are fantastic outside spaces here as well! To the front a wonderful stone and cobbled paved pathway shared with the neighbouring properties provides access to the property. To the front is a great sized garden given the city centre location. Enclosed by fencing and hedging with established planted beds and trees, a decked seating area, artificial lawn and summer house and storage shed at the end. To the rear of the property is sun trap courtyard facing South/West which the current owner has transformed into a little private oasis which again has outside storage as well as incredibly useful rear gate access on to Carclew Street.

This is an absolute gem of a home; rarely will properties in this kind of location with such glorious character, outside space and stylish presentation become available. Wholeheartedly recommended for a viewing.



# The Location

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Carclew Terrace is a tucked away row of beautiful period cottages off Carclew Street. It enjoys an incredibly peaceful atmosphere but with the convenience of the city on your doorstep. You can walk into town in a literal stones throw to enjoy beautiful Lemon Street lined with independent retailers, cafes and bars leading to the city centre. This position is particularly convenient for the well renowned Bosvigo primary school and The Thomas Daniell pub which serves some of the best food in the city. Several green spaces are close as well with Victoria Gardens and The Newham Trail being a short walk away. Driving out of town you can be on the A30 in around 10/15 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.



# Property Information

Tenure: Freehold

Council Authority: Cornwall

Council Tax Band: B

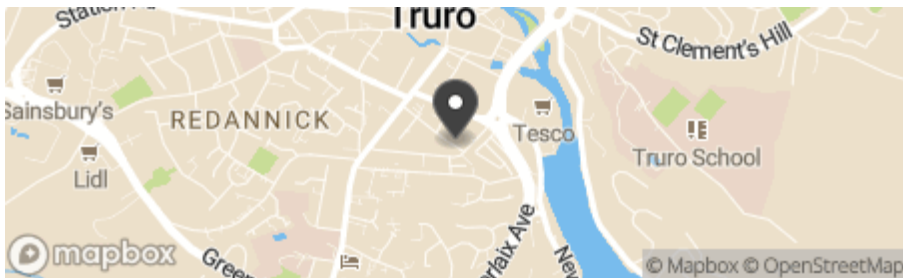
Services: Mains water, drainage, electric and gas are all connected.

Mobile Signal: Best networks EE & Three – (good indoor & outdoor)

Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 220Mbps.

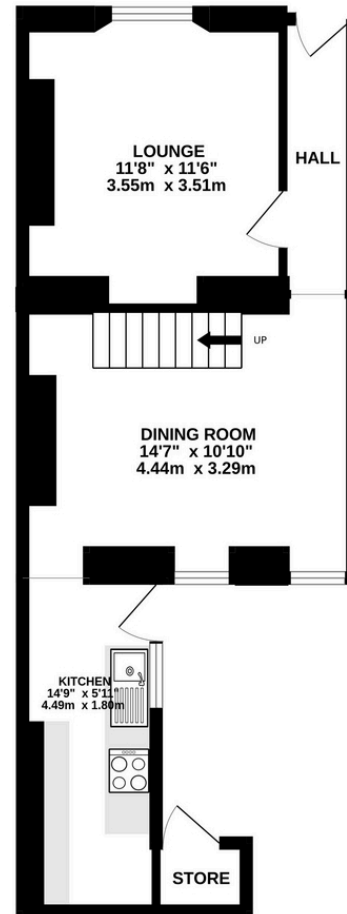
Note: The property is Grade II Listed and is in a conservation area.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		67	82
EU Directive 2002/91/EC			

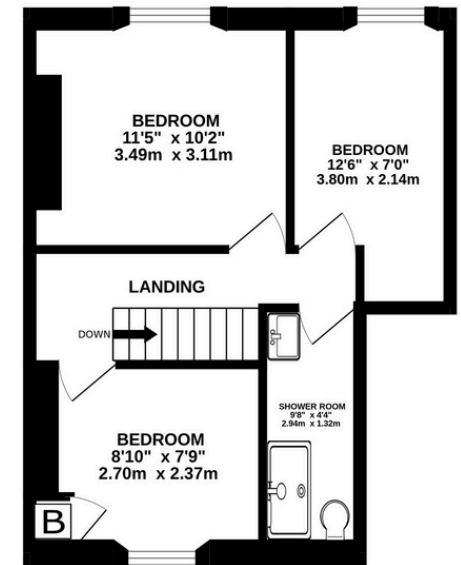


Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.

GROUND FLOOR  
419 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA: 798 sq.ft. (74.1 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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