



54 Lemon Street,
Truro

LODGE & THOMAS
ESTABLISHED 1892

54 Lemon Street,
Truro, Cornwall TR1 2PE

Guide Price - £595,000 Freehold

- Grade II Listed double-fronted townhouse
- 6 bedrooms & 3 reception rooms
- Flexible accommodation over 3 floors
- Many original character features and fireplaces
- Sheltered gardens with cobbled courtyard
- Excellent location just moments from the city centre
- First time on the open market for over 40 years

Fronting Truro's iconic Lemon Street, a characterful Georgian townhouse of classical design and proportions, enjoying enclosed gardens to the rear.



Built around 1805 by John Barker, this magnificent double-fronted stone-faced townhouse stands as a rare and distinguished example of Georgian architecture at its finest. Grade II listed and steeped in history, the property exudes the quiet confidence of a bygone era, its period credentials announced from the moment you approach, from the elegant 16-pane sash windows to the graceful arched fanlight that crowns the entrance door.

Within, the house is a celebration of authentic craftsmanship: a sweeping entrance staircase, intricate decorative plasterwork, and a succession of handsome fireplaces that lend warmth and grandeur to every principal room. The principal ground floor rooms retain their original wooden window shutters, a rare and charming detail that speaks to the integrity of the house's Georgian origins. This same attention to period detail continues on the staircase, where a large arched window, framing a delightful view over the garden below, making the ascent to the first floor a quietly memorable experience.

Accommodation of Generous Proportion

The ground floor offers three well-proportioned reception rooms, a generous kitchen anchored by a red Aga, a sun-drenched south-facing conservatory overlooking the cobbled courtyard and patio, and a ground floor WC. Rising from the reception hall, the elegant staircase ascends to the first floor, where four bedrooms are arranged alongside a combined bathroom and dressing room, a second bathroom, currently unused but possessed of wonderful views over the cathedral, a separate WC, and a useful store room. A further turning staircase leads to two substantial attic bedrooms, each with charming dormer windows that frame rooftop views across the city.

A Private Sanctuary in the Heart of the City

To the rear, walled gardens provide a sheltered and surprisingly tranquil retreat: lawns framed by mature shrubbery, and a characterful cobbled courtyard that together create an enviable peaceful haven, all just moments from the vibrancy and culture of Truro city centre.







Approximate Area = 3187 sq ft / 296 sq m (excludes store)

Limited Use Area(s) = 362 sq ft / 33.6 sq m

Outbuilding = 45 sq ft / 4.1 sq m

Total = 3594 sq ft / 333.7 sq m

For identification only - Not to scale

EPC D Council Tax Band F

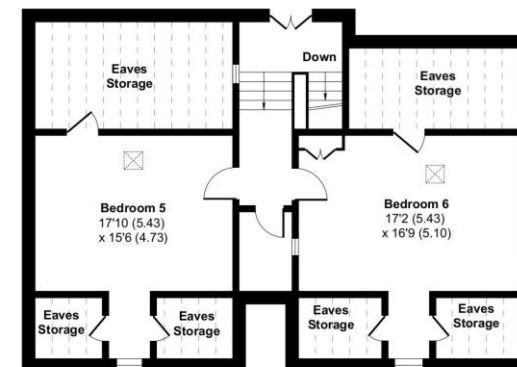
Services: Mains electricity, gas, water and drainage. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way:

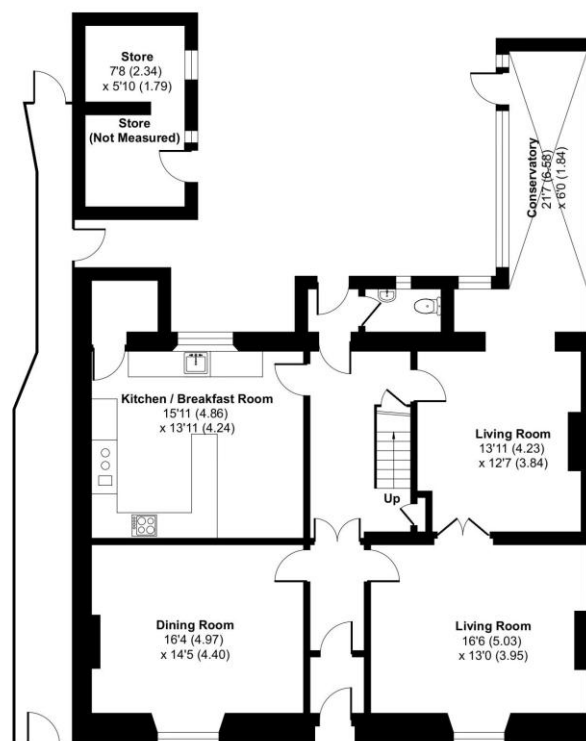
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

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.

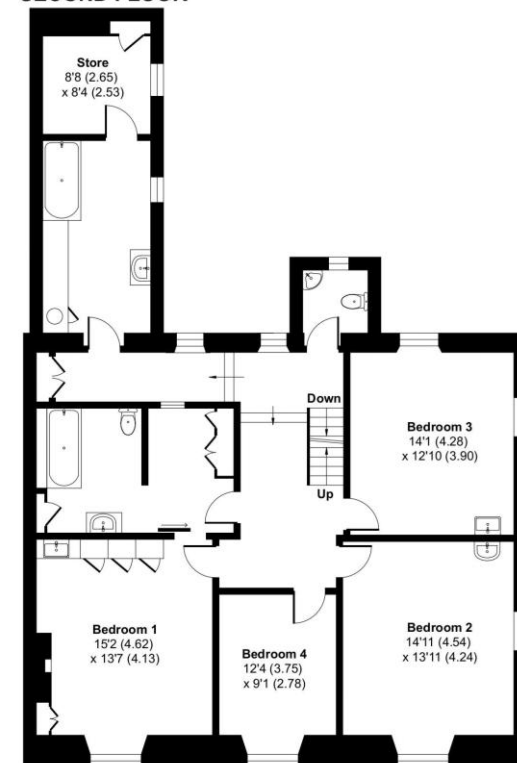
Denotes restricted head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Location

Lemon Street, the vision of 18th Century politician, Sir William Lemon, and widely regarded as a premier example of Georgian architecture, has long been an aspirational address for both private homes and business premises. It is central not only for the many varied shopping and commercial facilities within the town, but also an abundance of pubs and restaurants, state and private schooling, the nearby health park and of course the amazing Cathedral. Truro railway station is approximately a 10 minute away and the Truro River, which winds its way down to the Carrick Roads, is close by where one can enjoy some of the finest sailing waters in the country. For those travelling further afield, the historic port of Falmouth and university campus at Penryn (both on the branch line from Truro Station) are a 15 minute drive to the south, the A30 at Carland Cross is similar distance to the north and Newquay airport about 19 miles away.

Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722.

Email: property@lodgeandthomas.co.uk

Directions

From the centre of Truro proceed south west in to Lemon Street. Continue up the righthand side of Lemon Street past the cinema and cross over Charles Street. The property for sale will be found a little further along on the righthand side identified by a Lodge & Thomas For Sale board.

what3words///vine.unit.spun





01872 272722

58 Lemon Street Truro Cornwall TR1 2PY
property@lodgeandthomas.co.uk
lodgeandthomas.co.uk

Chartered Surveyors
Estate Agents
Valuers
Auctioneers

LODGE & THOMAS

ESTABLISHED 1892