



A detached property located on one of the most sought after roads in Truro with huge potential and impressive large gardens front and rear with parking for several cars.

Falmouth Road, Truro, Cornwall, TR1

£675,000 Freehold



Detached family house • Four/ Five bedrooms • Parking for 4-5 cars • Garage • Extensive and large mature private gardens • Two reception rooms • Two shower rooms • Conservatory • Study • Two pantries/store rooms • Summer house

Local Information

Pengarth is set well back off the Falmouth Road in one of the most sought-after locations in Truro and a short walk to the city centre. Truro is the capital of Cornwall set in a valley amidst beautiful unspoilt countryside at the head of the Truro River, which leads into the Carrick Roads and on into Falmouth Bay. The city is conveniently located for you to be able to enjoy both the North and South coasts with golf, sailing, beaches and other sporting activities all within easy reach. There is an excellent range of national and independent shops, restaurants and bars, a good choice of private and public sector schooling, a cinema, art galleries and the newly refurbished (due to re-open this year) theatre 'The Hall for Cornwall'.

Communication links to the area are excellent with a main line rail service to London Paddington and regular flights from Cornwall Airport to London as well as other domestic and international destinations.

About this property

Pengarth is a family home, and has been in the same ownership for over forty years. It boasts many original features and some arts and crafts influences. On the ground floor is a spacious entrance hall with staircase to the first floor, two lovely reception

rooms both with original open fireplaces and large box bays overlooking the deep front garden. There are also two bedrooms on this floor overlooking the rear garden along with a shower room and separate wc. At the rear of the house is a good-sized kitchen with a range of kitchen units, gas hob, electric double oven and space for dishwasher. Off the kitchen is the study, pantries, utility, wc and conservatory. On the first floor are two good sized double bedrooms one of which has an en suite shower room.

The gardens at Pengarth are a particular asset as it is unusual to find so large a private garden in such a central location. The property is set well back from the road with an area of garden either side of the drive that leads up to the front of the property with parking for four cars. The drive has historically carried on past the house to the rear to access the single garage. This access is currently restricted by the mature hedge but could easily be reinstated if desired. At the rear of the house is a small terraced area accessed from the conservatory, an extensive area of lawn, a lovely Cornish stone boundary wall and wonderful mature planting of specimen trees and shrubs with a path that leads down to the summer house at bottom.





Additional Information

Services

Mains water, drainage, gas and electricity.

Gas central heating.

Broadband

Tenure

Freehold

VIEWINGS

Strictly by prior appointment with Savills.

FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others such as curtains, light fittings, garden ornaments, etc. are specifically excluded but may be available by separate negotiation.

IMPORTANT NOTICE

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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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Tenure

Freehold

Local Authority

Energy Performance

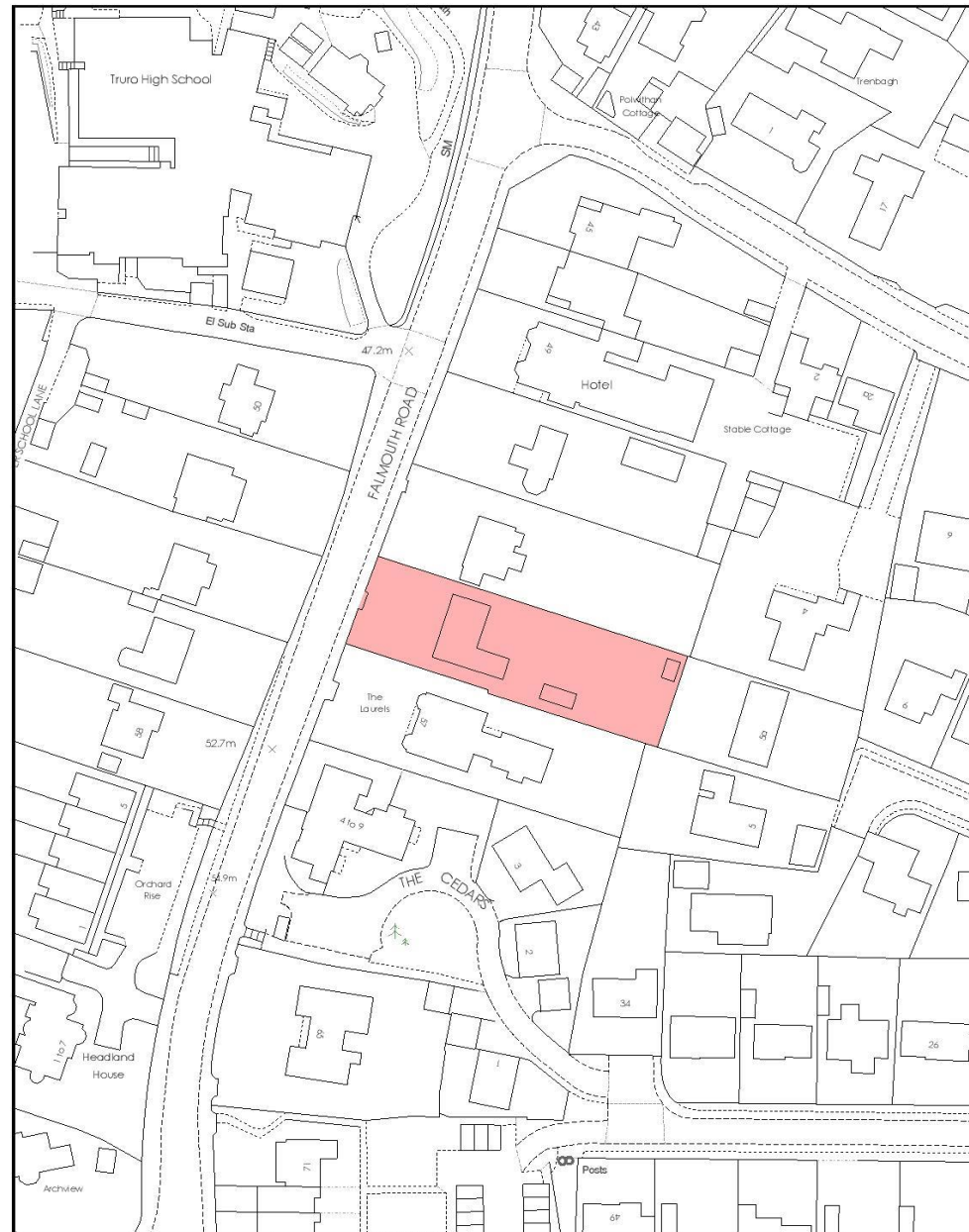
EPC Rating = E

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Cornwall Office.
Telephone: +44 (0) 1872 243 200.







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Drawing No V14646-01 Date 16.03.21

Scale
1:1,000
@ A4

This plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract.

Pengarth,
55 Falmouth Road,
TR1 2HL



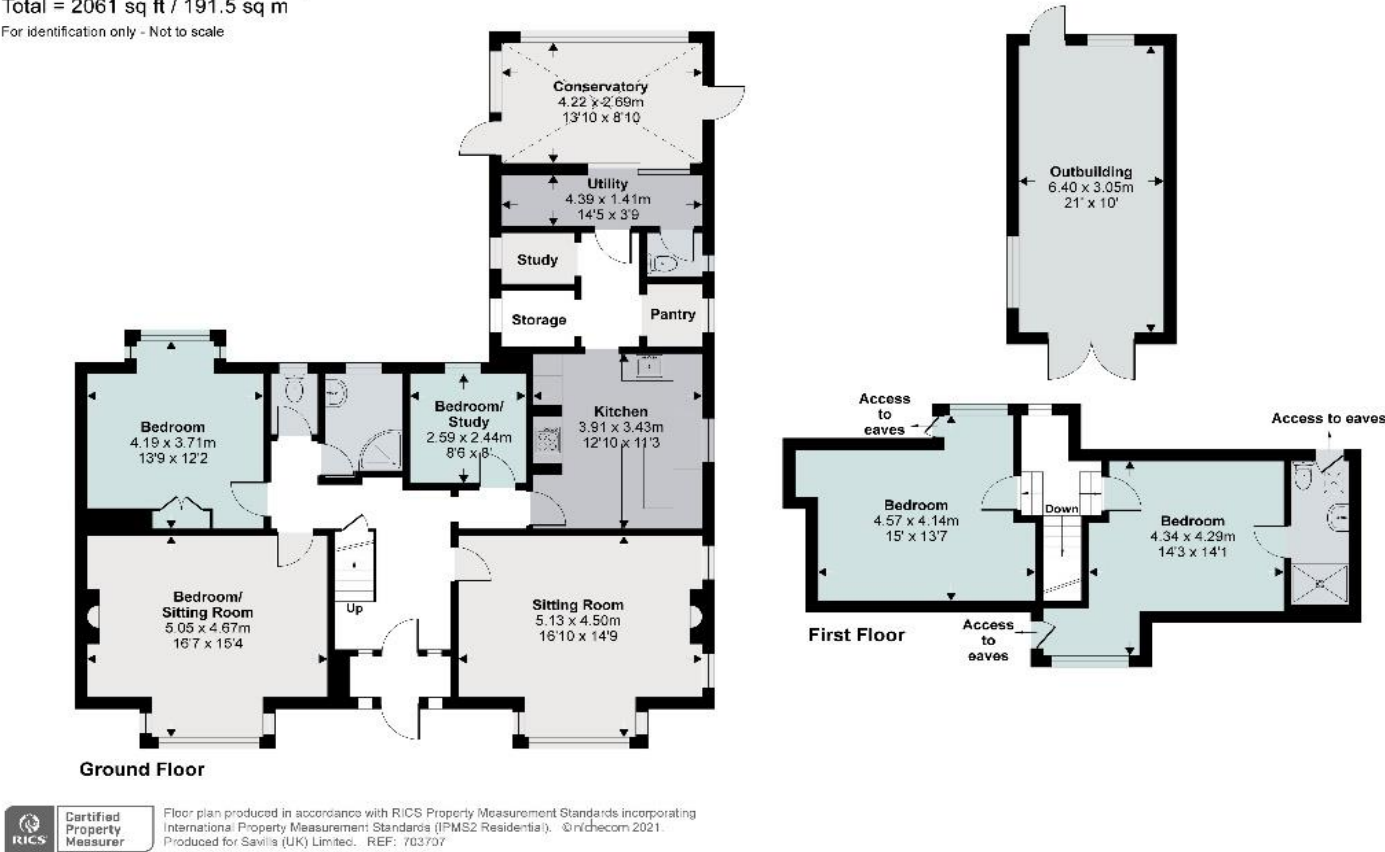
Falmouth Road, Truro, Cornwall, TR1
Gross Internal Area 2061 sq ft, 191.5 m²

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Approximate Area = 1851 sq ft / 171.9 sq m
Outbuilding = 210 sq ft / 19.5 sq m
Total = 2061 sq ft / 191.5 sq m
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	52	82
England, Scotland & Wales	EU Directive 2002/91/EC	

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