

6 THE PARADE

TRURO,
TRIOQE



Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



6 THE PARADE

TRURO,
TR1 1QE

AN ELEGANT PERIOD TOWN HOUSE WITH PARKING -
GRADE II LISTED

One of Truro's most prestigious and sought after
properties close to the city centre.

Beautifully presented throughout, retaining many original
period features including a large cellar,



GUIDE PRICE £699,950

Philip Martin

PHILIP MARTIN

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GENERAL COMMENTS & REMARKS

Whilst clearly of the Georgian Style this fascinating old house was probably built in the late 1830's and then later extended during the Georgian period.

It is a spacious family size house still retaining a remarkable level of period detail including well proportioned rooms with high ceilings and intricate cornice detail, tiled doors, coloured glass, window shutters and a turning staircase with splendid light well above.

No. 6 will be of particular appeal to those wanting a good size family house situated in a relatively quiet part of the city and yet literally a few minutes walking distance from the shopping centre.

THE PROPERTY

Beautifully presented and maintained, the current owners of the property have, in many respects refurbished and updated the property to an extremely high standard with a fabulous family bathroom and stunning kitchen/breakfast room.

The property is geared to family living with versatile accommodation internally whilst externally gardens to the front are extremely private and stocked with a wonderful variety of plants whilst to the rear a surprisingly large garden is something of a rarity with this type of property in Truro.

Completing the package is the abundance of parking for three or four vehicles that only a handful of properties in this georgian row benefit from.



THE PARADE

The Parade is approached from the city centre via Malpas Road which ultimately leads to the riverside hamlet of Malpas (about one and a half miles) and also Boscawen Park with its adjacent cricket ground which is literally half of a mile along the road and a

very pleasant walk alongside the river.

It is a relatively quiet part of the city and is within easy walking distance of the shops, schools and cathedral.



TRURO

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

The house Grade II Listed and in greater detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

ENTRANCE HALL

With panelled front door having fan light above, deep skirting, cornicing and half glazed door leading through to the:

HALLWAY

Arch cornice opening to the main hall with turning staircase to the first floor, cornicing and deep skirtings, radiator, hatch to large cellar and panelled doors opening to the main reception rooms.

SITTING ROOM

16'7" x 12'3" (5.08m x 3.74m)
A well proportioned room, feature fireplace with living flame effect gas fire inset and wood surround. Beautiful detailed ceiling cornice, sash window with working window shutters, deep skirting, original wooden floor, picture rail and understairs cupboard. Radiator.

DINING ROOM

15'10" x 10'3" (4.84 x 3.14)
Cornicing, built-in cupboard, understairs cupboard/study space,, french doors opening to the rear courtyard and radiator.

KITCHEN/BREAKFAST ROOM

23'2" x 10'3" (7.08m x 3.13m)
A stunning living space with island and bi-folding doors opening to the courtyard.

COURTYARD

A gorgeous sitting out space combining the best of city living.

UTILITY

Space and plumbing for washing machine.

CLOAKROOM

W.C. and wash hand basin.

FIRST FLOOR

LANDING

Approached by the turning staircase with splendid light well above and cornicing.

BEDROOM 1

13'5" x 10'0" (4.11 x 3.05)
Another well proportioned room with sash window to the front elevation, picture rail, deep skirting boards, radiator and magnificent view of the Cathedral. Telephone point.

BEDROOM 2

13'5" x 10'0" (4.11 x 3.05)

Sash window to front with deep skirtings, radiator and the view of the Cathedral. Radiator.

BEDROOM 3

11'3" x 9'11" (3.43 x 3.03)

Window to the rear with window seat beneath, feature Victorian fireplace with wood surround inset, built-in cupboards, deep skirting and picture rail. Radiator.

FAMILY BATHROOM

11'3" x 10'0" (3.43 x 3.05)

An exceptional room with Italian tiled floor, minimalistic low level w.c., with sensor easy flush, free standing wash hand basin, heated dual towel rail, underfloor heating and free standing bath. A double walk in shower unit with shower head over and separate hand held shower head with enamel steel shower tray beneath. A range of minimalistic wall hung drawers and cupboards.

SECOND FLOOR

BEDROOM 4

20'6" x 17'10" (6.26m x 5.45m)

With velux window and dormer style window to the front enjoying glorious views over Truro to the Cathedral.

EN-SUITE

Shower, w.c. and wash hand basin.



OUTSIDE

From the pedestrian walkway which runs along the entire frontage of The Parade a period gate leads into the garden and the path meanders through its length with lawned areas on each side and edged with a variety of mature shrubs which provide privacy and shelter. A covered veranda with supports extend

along the frontage of the house which overlooks the front garden. This is west facing and enjoys sun for the majority of the afternoon and evening.

At the rear of the house and with access from the service lane there is a parking area for three or four cars and a pear tree. From here the rear garden can



be accessed. A patio area provides a good seating spot with the majority of the garden being laid to lawn with wooden fence bordering and a host of shrubs and plants, including two apple trees and three olive trees, makes this area of garden an extremely private area which is fantastic for children.

TUNNEL

An interesting feature belonging to the deeds of the property, is an historic 'tunnel' accessed via a small wooden door on Malpas Road and which runs underneath the Parade houses above. It is believed to pre-date the houses pre-dates the houses (pre-1830) by quite some time and was used to bring rock down from Poltisco quarry which was immediately behind the parade houses to the river bank to be shipped. You can still see the quarry walls along the back of the parade. The houses were built on the bedrock of the quarry and the tunnel was filled in at the rear to allow for the gardens and access road for the properties. The stalagmites and stalactites visible at the back of the tunnel take hundreds of years to grow and are hugely valuable for environmentalists - there is one from the tunnel apparently in Truro's museum! So quite a historic feature to belong to the house. Access to this is via Malpas Road only.

SERVICES

Mains water, electricity, drainage and gas.

N.B.

The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244. Fax: 01872 264007 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

The Parade is accessed from Malpas Road which in itself is a direct exit from Trafalgar roundabout and sign posted Malpas. After leaving the roundabout the service lane leading into The Parade is literally the first lane on the left hand side. Proceed along the lane and No. 6 can be clearly identified on the right hand side.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can [unsubscribe](#) or [change your communication preferences](#) and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

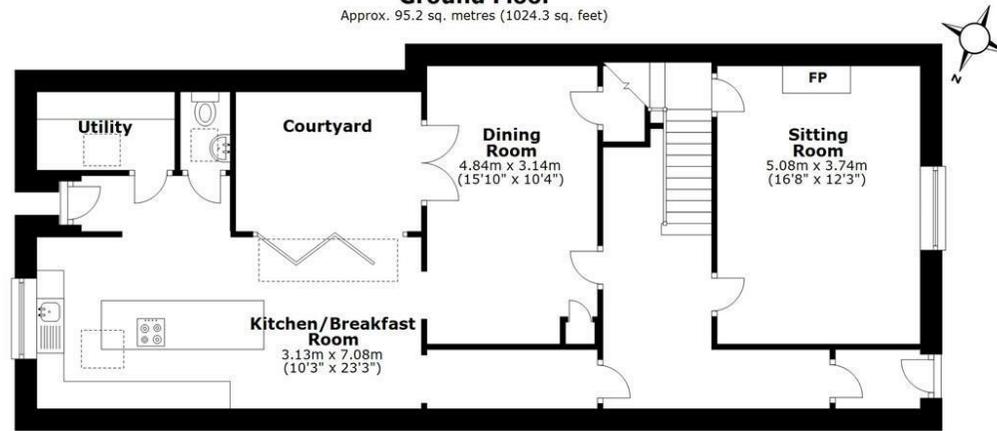




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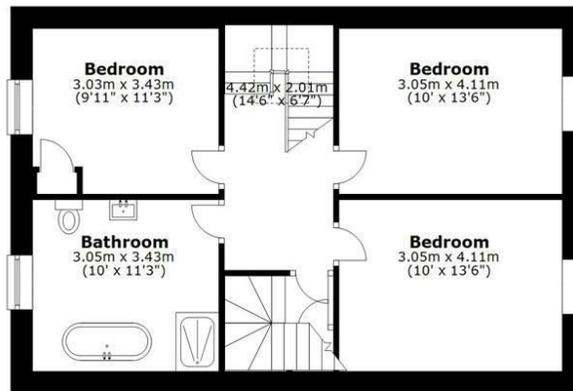
Ground Floor

Approx. 95.2 sq. metres (1024.3 sq. feet)



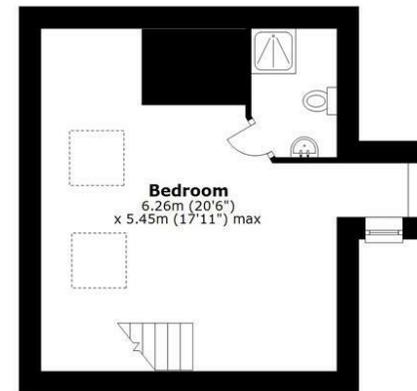
First Floor

Approx. 60.5 sq. metres (651.4 sq. feet)



Second Floor

Approx. 35.4 sq. metres (381.2 sq. feet)



Total area: approx. 191.1 sq. metres (2056.9 sq. feet)

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.
Plan produced using PlanUp.

6 The Parade, Truro

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-101) A				(81-91) A			
(82-91) B				(69-80) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(1-20) F			
(1-20) G				Not environmentally friendly - higher CO ₂ emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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