



43 Lemon Street  
Truro

LODGE & THOMAS

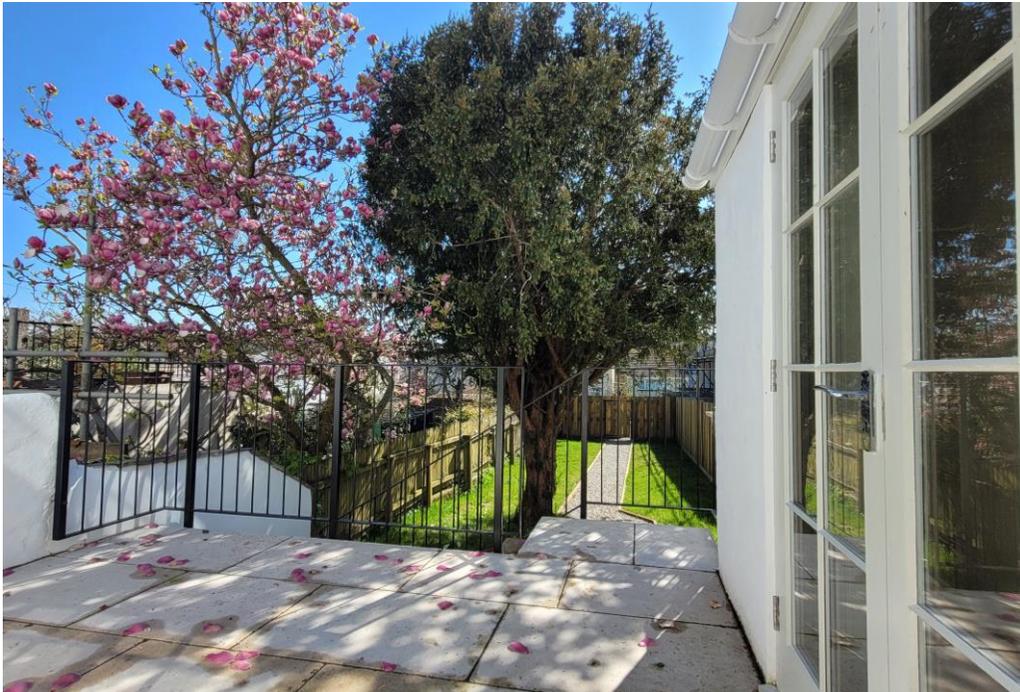
ESTABLISHED 1892

**43 Lemon Street,  
Truro, Cornwall TR1 2NS**

**Guide Price - £759,500 Freehold**

- Grade II Listed townhouse
- City centre location
- Four double bedrooms
- Parking for two vehicles
- Gardens

*Four bedroom Grade II Listed townhouse in the very heart of Truro city. Just renovated by a well respected local company who specialise in the restoration of Grade II Listed properties. Beautifully presented and with gardens and parking for two vehicles at the rear – a rarity in such a central location.*



## The Property

43 Lemon Street has recently undergone a scheme of renovation and refurbishment from its former office use to the beautiful family home it is today. The transformation has been carried out by a well respected local development company who specialise in the restoration of Grade II Listed buildings and the home is complete with gardens and parking for two vehicles at the rear, attributes seldom available with a property so close to the city centre.

Much charm and character remains, and many features have been retained including ornate cornicing, fireplaces and sliding sash windows, some with original shutters and some with window seats.

The accommodation is light and well-proportioned to offer a comfortable four bedroom family home which in all comprises; entrance hall, w.c., sitting room, dining room and kitchen/breakfast room open plan to a boot room to the ground floor with three double bedrooms – the master with a range of fitted wardrobes and a large, en-suite shower room – a family bathroom, airing cupboard and large cupboard with water connection, ideal as a utility cupboard, to the first floor and a further double bedroom with two deep fitted wardrobes to the second floor. The second floor landing has a skylight and enough room for a fitted desk to be installed, providing a space perfectly suited for those looking to work from home.

The gardens at the rear enjoy a sunny, southerly aspect and there is a raised terrace ideal for alfresco dining. Below the terrace is a useful storage void and beyond is a level lawn with central pathway and a mature yew tree, and there is also a garden store, fitted with the gas central heating boiler, providing further outdoor storage. At the far end of the garden, and accessed from Chapel Row, is a driveway (11m x 2.5m) providing parking space for two vehicles in tandem.





## EPC C Council Tax Band TBC

### Services

Mains water, electricity, gas 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.

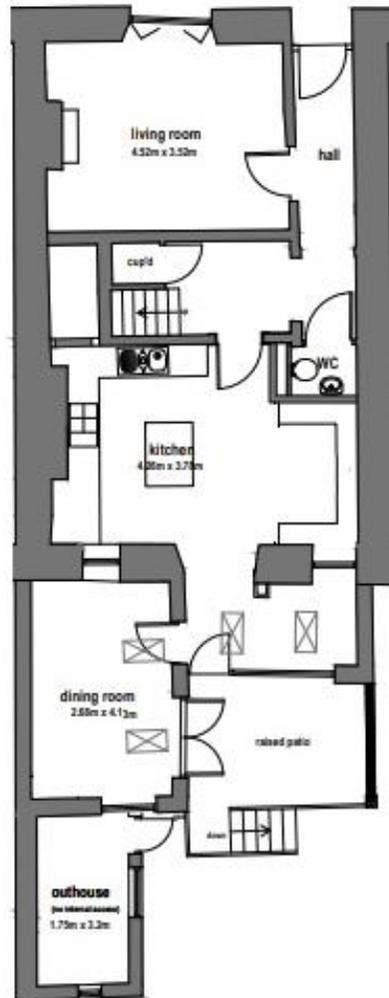
### Wayleaves, Easements & Rights of Way

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

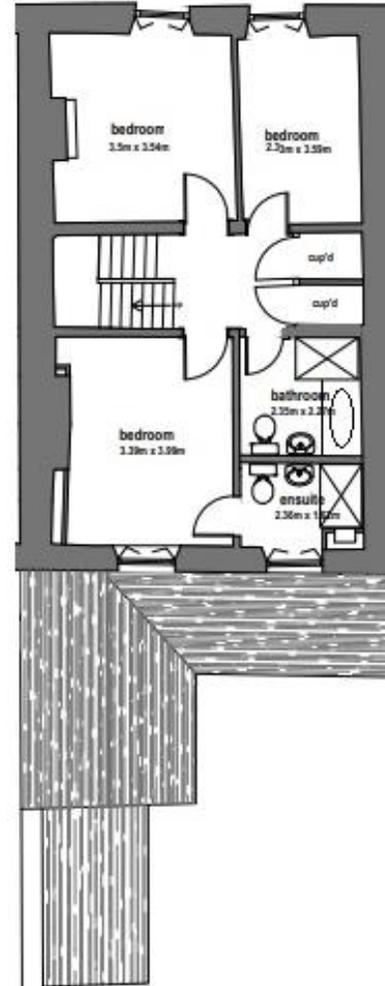
### Particulars & Plan

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.

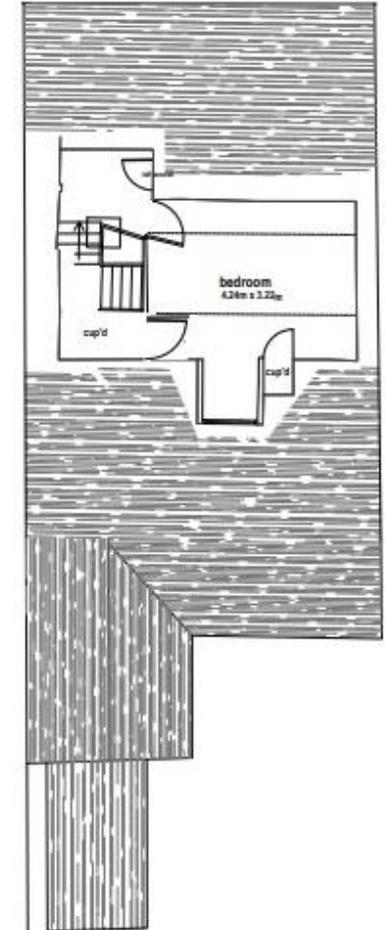
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



### Location

Lemon Street is one of the most prestigious streets in Truro, located right in the city centre and comprising beautiful, unspoilt, regency properties. It is situated within just a short walk of the city's high street, museum, Cathedral and the Hall for Cornwall. Truro is known as the business capital of the county and offers a wide range of every day facilities and amenities and there is a mainline railway link to London (Paddington).

### Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722  
email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

### Directions

Proceeding from the city centre up Lemon Street number 43 will be found on the left hand side identified by a Lodge & Thomas for sale board.

**what3words**///hours.term.kings



**01872 272722**

58 Lemon Street Truro Cornwall TR1 2PY  
[property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)  
**[lodgeandthomas.co.uk](http://lodgeandthomas.co.uk)**

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