



Orchard Rise



Orchard Rise Falmouth

, Truro, Cornwall, TR1 2HR

Truro City Centre 0.5 miles Falmouth 10 miles

A superb collection of new Georgian Style townhouses in an exclusive location.

- Brand New Home
- City Centre Location
- Sitting Room
- Kitchen/Dining room
- Four Bedrooms (2 En-Suite)
- Roof Terrace, Utility Room
- Family Bathroom
- Gardens And Parking

Prices From £595,000

SITUATION

The ancient port and market town of Truro is situated in a valley at the head of a beautiful river bearing its name and is dominated by the splendid three spired Cathedral which stands at its heart. Forming the retail, administrative and cultural centre of Cornwall, the city offers a comprehensive range of retail and leisure amenities together with the county's leading educational facilities. Standing on Falmouth Road, one of the most distinctive and well known city streets, Orchard Rise enjoys the convenience of a walk to the local Health Park, several dentist surgeries and the well regarded Thomas Daniel public house and restaurant. Within walking distance is the bustling heart of the city centre where there is a further wide variety of restaurants, bistros and pubs together with a cinema and the Hall for Cornwall where there is a changing programme of live music and theatre. Public transport links are excellent with a main line rail connection to London Paddington and flights departing to international and domestic destinations from Newquay airport.



DESCRIPTION

Orchard Rise is a brand new collection of just five Georgian Style townhouses designed to reflect the unique heritage of Falmouth Road. Each magnificent home is finished to high specification with every attention given to detail offering the characteristics of a period property with contemporary design. Arranged over three floors these spacious and stylish family homes are complete with bespoke kitchens incorporating integrated Neff appliances. The elegant bathrooms are furnished with elegant clean lines of Villeroy and Boch fittings. The sitting rooms have large bay windows and the kitchen/dining rooms have bi-fold doors leading to the rear garden. The utility room completes the ground floor accommodation. Stairs rise to the first floor with three bedrooms (one en-suite) and a family bathroom. Further stairs lead to the impressive master suite with en-suite shower room and doors out to the rear roof terrace.

OUTSIDE

The properties are approached over a shared driveway with ample parking. Each property has generous rear enclosed gardens with paved sun terraces and lawns.

SERVICES

All mains services are connected, gas fired central heating. Partial under floor heating.

VIEWINGS

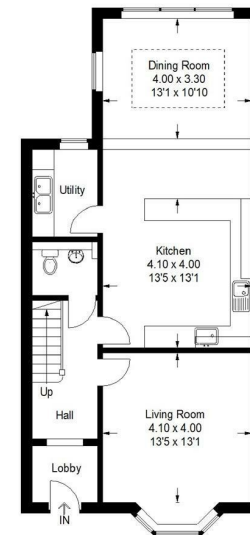
Strictly by appointment through Stags Truro Office - Telephone 01872 264488.

DIRECTIONS

From our office on Lemon Street head up Lemon Street and onto Falmouth Road. The development will be evident on the right hand side just before the end of the road.

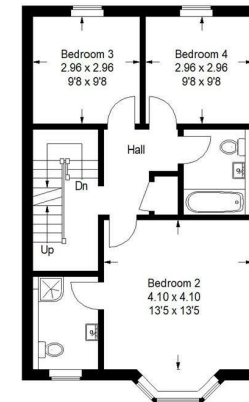


These particulars are a guide only and should not be relied upon for any purpose.



Ground Floor

Approximate Gross Internal Area = 164.6 sq m / 1771 sq ft



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2019 (ID578621)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales EU Directive 2002/91/EC		

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