



Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



LYNDALE 6 THE AVENUE

TRURO
TR1 1HT

VICTORIAN TOWNHOUSE IN TRURO'S MOST
PRESITGIOUS LOCATION

Located on The Avenue, arguably Truro's most sought-after residential address, this exceptional five-bedroom Victorian townhouse is being offered to the market for the first time in 28 years—an ideal opportunity for those seeking a distinguished family home.

The spacious and versatile accommodation includes four reception rooms, a kitchen, conservatory, utility room, and W.C. on the ground floor. The first floor offers three double bedrooms (including one with an en suite) and a generous family bathroom. The second floor features two additional bedrooms and a separate shower room.

GUIDE PRICE £895,000

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GENERAL COMMENTS

Lyndale is a stunning, double-fronted Victorian townhouse located on The Avenue—arguably Truro's most admired and sought-after residential addresses. Offered to the market for the first time in 28 years, this distinguished period home is rich in character and charm, presenting an exceptional opportunity for those seeking an elegant and substantial family residence.

Arranged over three floors and extending to nearly 3,000 sq ft, the property offers spacious and versatile accommodation. The ground floor comprises four reception rooms, including a formal dining room and a conservatory, along with a well-appointed kitchen with a stunning roof lantern, utility room, and W.C. On the first floor are three generous double bedrooms, including a principal bedroom with en suite, as well as a family bathroom. The second floor offers two further bedrooms and an additional shower room, making it ideal for larger families or multi-generational living.

Externally, the rear garden is mainly laid to lawn and beautifully bordered with mature plants and shrubs. A gated driveway provides parking for several vehicles and leads to a large detached garage/workshop. Permit parking is also available for residents on The Avenue.

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.

ENTRANCE VESTIBULE

1.45 x 1.44 (4'9" x 4'8")

HALL

With tessellated tiled floor, stain glass internal door and staircase central. Under stair storage cupboard to the rear of the stairs and door leading to the rear garden.

RECEPTION ROOM

3.74 x 4.69 (12'3" x 15'4")

The first reception room is located to the front of the property with large bay windows facing the front garden. Built in shelving and storage either side of the slate fireplace with wood mantel. Radiator.

LOUNGE

3.77 x 4.95 (12'4" x 16'2")

To the left of the hall, the lounge is a bright room with a large bay window to the front and door leading to the conservatory. The room opens to reception room and can be used as one large lounge or two separate rooms. Radiator.



RECEPTION ROOM

3.08 x 4.73 (10'1" x 15'6")

Following from the lounge, you enter the second reception room with large bay windows to the rear. Slate fireplace hearth with wood mantel. Radiator.

CONSERVATORY

2.69 x 4.31 (8'9" x 14'1")

Leading from the lounge, the conservatory is a bright indoor/outdoor living space with tiled flooring and French doors to the garden. Radiator.

DINING ROOM

3.25 x 3.67 (10'7" x 12'0")

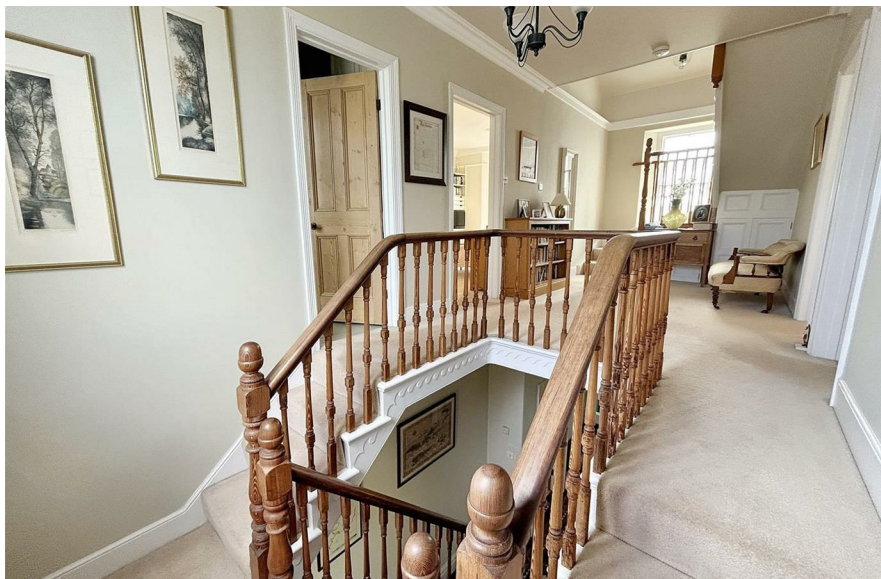
Leading from the rear of the hallway, opening to the kitchen.

KITCHEN

3.66 x 4.53 (12'0" x 14'10")

The fabulous kitchen is a bright and light room with French doors leading to the garden and large windows either side as well as a stunning roof lantern. An array of base and eye level shaker style units with worktops over. Aga with extractor hood above. White basin, wood flooring and spotlights throughout. Door leading to;

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UTILITY ROOM

2.85 x 1.81 (9'4" x 5'11")

The utility room is located at the rear of the property and comprises of kitchen units with worktop over top, stainless steel basin, fridge freezer and built in storage. Door leading to the rear garden. Door leading to;

W.C.

W.C. and white basin.

FIRST FLOOR

LANDING

2.56 x 6.79 (8'4" x 22'3")

Following the main staircase with 2 smaller stairs either side, the landing is a large spacious area with stain glass style window to the rear of the property.

MASTER BEDROOM

3.35 x 5.64 (10'11" x 18'6")

The master bedroom with built in storage units and wardrobes. Radiator. Two ceiling light fixtures. Door leading to;

EN SUITE

2.39 x 0.94 (7'10" x 3'1")

W.C., basin and walk in shower cubicle.

BEDROOM 2

3.25 x 4.69 (10'7" x 15'4")

Bay window to front. Radiator.

BEDROOM 3

3.20 x 3.87 (10'5" x 12'8")

Radiator.

BATHROOM

2.49 x 1.79 (8'2" x 5'10")

Compromises of a single ended bath with mixer tap, .W.C., set back vanity unit with white sink, large frosted window, built in storage units and radiator. Storage cupboard.

SECOND FLOOR

LANDING

2.68 x 3.05 (8'9" x 10'0")

BEDROOM 4

3.08 x 6.26 (10'1" x 20'6")

Velux window and window to the rear of the property. Bespoke built in wardrobes and chest of drawers. Radiator. Door leading to;

SHOWER ROOM

2.69 x 2.16 (8'9" x 7'1")

The shower room is central on the second floor and can be accessed via the landing or 4th bedroom. Lower bathroom cabinets with worktop over, wash basin, corner shower cubicle, W.C., stainless steel heated towel rail. Spotlights throughout.

BEDROOM 5

3.0 x 6.51 (9'10" x 21'4")

Bedroom 5 is currently being used as a study but can also be used as an additional bedroom on the second floor. Velux window and another window to the rear. Decorative, exposed chimney breast with built in storage and shelving either side. Low storage cupboard below Velux window. Radiator.

OUTSIDE

To the rear of the property, there is a gated driveway providing off-street parking for approximately three vehicles, leading to a generously sized garage/workshop. In addition, residents benefit from permit parking on The Avenue.

The rear garden is level and predominantly laid to lawn, complemented by mature plants and shrubs. A pathway offers side access to the front of the property, where a brick-paved patio area opens onto The Avenue.

GARAGE

4.46 x 4.34 (14'7" x 14'2")

COUNCIL TAX/TENURE

Tax band E.

Freehold.

SERVICES

Mains water, drainage, electricity and gas.

N.B

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

DATA PROTECTION

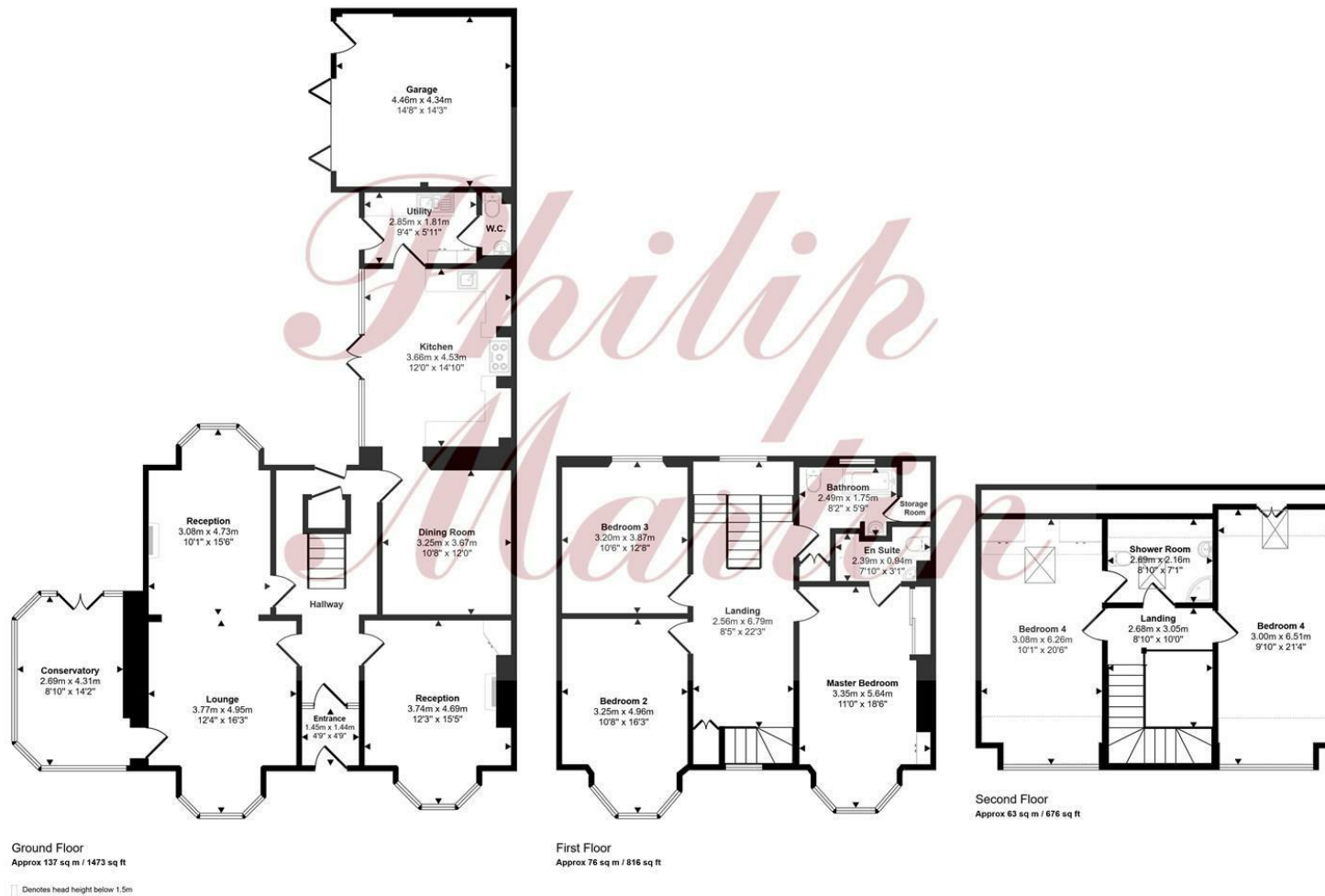
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VIEWING

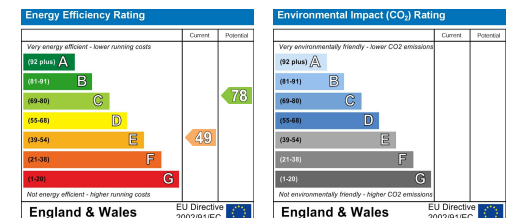
Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

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Approx Gross Internal Area
276 sq m / 2966 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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