



52 DANIELL ROAD

TRURO

TR1 2DA

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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# 52 DANIELL ROAD

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TR1 2DA

SUBSTANTIAL DETACHED PERIOD TOWN HOUSE WITH  
PRIVATE GARDEN

Located in a quiet sought after area within walking distance of the city centre.

In need of complete refurbishment but offering huge potential. Full of fabulous period features with extremely spacious rooms and over 2000 sq ft of accommodation.

Five bedrooms - master with en suite, sitting room, dining room, lounge, kitchen/breakfast room, utility, cloakroom and bathroom.

Front and rear gardens. Mains gas central heating.

Allocated Parking Nearby.  
Potential to create parking and garage at rear (subject to consent).

No Chain - Viewing essential.

Freehold. EPC D. Council Tax Band E

## OFFERS OVER £550,000

### *Philip Martin*

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

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## GENERAL COMMENTS

52 Daniell Road is a very attractive detached period house located in a very sought after position within Truro and within walking distance of the city centre and excellent schools. The house enjoys fabulous far reaching views due to its elevated position over Truro towards Kenwyn, both viaducts and glimpses of the cathedral. The house is in need of complete renovation but offers tremendous potential and retains many period features including ornate ceiling cornices, picture rails, fireplaces and traditional sliding sash windows. All of the rooms are of a very good proportion with high ceilings and large windows that afford plenty of natural light. The accommodation includes: spacious entrance hall, sitting room, dining room, lounge, kitchen/breakfast room, utility and cloakroom on the ground floor. The first floor has five double bedrooms and bathroom. The master bedroom has an en suite shower room. There is mains gas central heating. Outside is a large rear garden that is enclosed and extremely private. It is overgrown but has many interesting shrubs, plants and fruit trees. A pedestrian path with gate provides side access to the rear garden and there is potential to create additional parking at the rear subject to consent. A short distance away in Daniell Gardens is allocated parking.

## TRURO

The house is positioned near the top of Daniell Road which is a continuation of Daniell Street leading off from Lemon Street, the main route into the city centre from the Falmouth direction. 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.

In greater detail the accommodation comprises (all measurements are approximate):

### ENTRANCE VESTIBULE

Tessellated tiled floor, glazed door and side windows opening to:

### ENTRANCE HALL

A fine introduction to the house with original Tessellated tiled floor, ornate ceiling cornices, attractive archway that leads through to the original stairs.

### LOUNGE

3.83m x 5.11m (12'6" x 16'9")

A well proportioned, light room with high ceilings and deep window bay enjoying fabulous view of Kenwyn Church and over Truro City. Feature fireplace with wooden surround and tiled hearth. Radiator.

### SITTING ROOM

4.48m x 3.96m (14'8" x 12'11")

A light room with deep bay window overlooking the front garden, but also enjoying distant views towards Kenwyn, including the church and viaduct. Exposed wood floors. Feature fireplace (currently blocked off) with wood surround, brick and tiled hearth. High ceiling with ornate ceiling cornice, picture rail, radiator.



### INNER HALLWAY

Lots of coat hanging space, radiator, ornate ceiling cornice. picture rail. Door to:

### CLOAKROOM

Low level w.c, wash hand basin, ornate ceiling cornice.

### DINING ROOM

4.64m x 4.25m (15'2" x 13'11")

Sliding slash window enjoying a sunny south facing aspect with views of the rear garden. Fireplace incorporating wood burning stove with slate

tiled surround and wood mantle. Two Radiators. Picture rail, ornate Ceiling cornice, television point.

### KITCHEN

4.13m x 4.24m (13'6" x 13'10")

Another well proportioned, light room with window overlooking the rear garden and enjoying a sunny aspect. Basic range of base and eye level kitchen units. One and a half bowl stainless steel sink/drainers, gas fired Rayburn, space and plumbing for gas cooker. Cupboard housing Worcester gas fired central heating boiler. Further range of full length storage cupboards. Understairs cupboard with shelves. Door to:

*Philip Martin*



#### UTILITY

2.60m x 3.25m (8'6" x 10'7" )

Base and eye level kitchen units, Single stainless steel sink with double drainer, space and plumbing for washing machine. Sash window and half glazed door leading to rear garden. Electric meter and consumer unit.

#### FIRST FLOOR

##### LANDING

Sliding sash window to rear enjoying a sunny aspect and allowing plenty of natural light through to the main landing.

##### MASTER BEDROOM

3.75m x 4.25m (12'3" x 13'11")

Sash window to front enjoying lovely views over Truro including the viaduct and countryside beyond. Radiator. Door to:

##### EN SUITE

2.76m x 1.16m (9'0" x 3'9" )

Shower room, low level w.c, wash hand basin with tiled splashback. Heated towel rail, double shower cubicle with Mira electric shower over, fully tied surround and sliding doors. Extractor fan.

##### BEDROOM TWO

4.80m x 4.21m (15'8" x 13'9" )

Sliding sash window overlooking the rear garden and enjoying distant country views beyond towards Truro school. Radiator, wash hand basin.

##### BEDROOM 3

4.10m x 4.23m (13'5" x 13'10" )

Window to front with views. Radiator. Wash hand basin.

##### BEDROOM 4

3.37m x 2.60m (11'0" x 8'6" )

Another large double room with window overlooking the rear garden. Radiator. Wash hand basin.

##### BEDROOM 5

1.85m x 3.40m (6'0" x 11'1" )

Arched window with views over the front garden enjoying similar far reaching views. Radiator.

##### BATHROOM

3.37m x 1.48m (11'0" x 4'10" )

A tiled room with coloured suite comprising low level w.c, wash hand basin, panelled bath with shower attachments over. Frosted sash window to side. Heated towel rail, electric shaving point. Linen cupboard with slatted shelves. Loft access.



#### OUTSIDE

At the front is an enclosed garden, being mainly lawn, enclosed within a privet hedge. A wooden pedestrian gate opens from Daniell Road and a pathway leads up to the front door and continues down the side of the house via a wooden gate to the rear.

#### REAR GARDEN

The rear garden is somewhat overgrown, but enjoys a sunny, south facing aspect, and is surprisingly private. Adjoining the house is a useful brick store. There is access from the garden into the utility room. Outside electric sockets. Additional brick outbuilding and outside w.c. Steps lead up to the main rear garden which is extremely private and enclosed within hedge boundaries, being mainly lawn with many mature shrubs and plants that provide colour and interest as well as buddleia, two apple trees, acer, mimosa and fruit cage.

#### SERVICES

Mains water, electric, gas and drainage are connected.

#### 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 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

#### DIRECTIONS

At the top of Lemon Street by the Richard Lander monument turn right into Daniell Street, immediately alongside the Thomas Daniell public house. This road will ultimately lead into Daniell Road where the property will be easily located on the left hand side.

#### PARKING

There is allocated parking a short distance away in Daniell Gardens.

*Philip Martin*

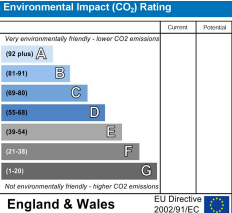
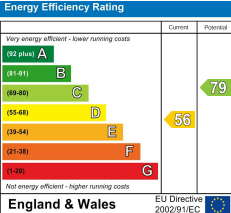
Approx Gross Internal Area  
188 sq m / 2020 sq ft



Ground Floor  
Approx 99 sq m / 1069 sq ft

First Floor  
Approx 88 sq m / 951 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. Icons 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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