



THE ANCHORAGE
MALPAS, TRURO, TR1 1SN

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



THE ANCHORAGE

MALPAS, TRURO, TR1 1SN

STUNNING PERIOD HOUSE WITH AN ICONIC VIEW

Set in a highly sought-after location and enjoying breathtaking views across the river towards the wooded banks beyond, this standout character home offers exceptional versatility. Thoughtfully extended in 2006, the property features a striking modern wing designed to create a unique and contemporary living space, with outstanding potential to form a self-contained apartment—perfect for multi-generational living or an attractive letting opportunity.

The generous accommodation is arranged over two floors and includes four bedrooms, complemented by a large garage and ample parking. Homes of this calibre, in such a remarkable setting, are exceedingly rare and should not be overlooked.

OFFERS IN EXCESS OF
£1,300,000

Philip Martin

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

Truro: 01872 242244 **St Mawes:** 01326 270008

E: sales@philip-martin.co.uk

www.philip-martin.co.uk



The particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or for the Vendor whose agents they are, give notice that:

(a) Whilst every care has been taken in preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

GENERAL COMMENTS AND REMARKS

The Anchorage is an exceptional semi-detached character residence, occupying a truly enviable position within one of Cornwall's most picturesque and highly prized waterside villages. Sympathetically extended in 2006, the property now combines traditional charm with a striking contemporary wing, carefully designed to maximise light, space and—most notably—one of the area's most iconic outlooks across the tidal waters to Ferryside Cottage, the wooded banks of St Michael Penkivel and the historic Tregothnan Estate beyond.

The setting is quite superb. Positioned at the heart of Malpas, yet enjoying a remarkable sense of privacy, the property offers an ever-changing waterside panorama that is both peaceful and captivating throughout the seasons. The proximity to the river, combined with the village's renowned safe anchorage and mooring facilities, makes The Anchorage particularly appealing to sailing and boating enthusiasts, while the surrounding Area of Outstanding Natural Beauty provides an idyllic backdrop for walking, wildlife and outdoor pursuits.

Internally, the house is notable for its versatility as well as its generous proportions. The layout lends itself equally well to comfortable family living, multigenerational occupation or the creation of a self-contained apartment, offering excellent potential for holiday letting. The contemporary extension has been thoughtfully planned to function independently if required, while still integrating seamlessly with the original house.

Arranged over two floors, the accommodation is complemented by a substantial garage, driveway parking and additional rented parking and storage opposite the property—an increasingly rare and valuable asset in this sought-after location. Properties of this calibre, offering such flexibility, architectural interest and a waterside village setting within minutes of Truro, are exceptionally scarce. The Anchorage therefore represents a rare opportunity to acquire a distinctive and highly adaptable home in one of Cornwall's most desirable riverfront communities.



THE PROPERTY

This impressive and beautifully arranged home offers generous, free-flowing accommodation extending to approximately 250 sq m (2,691 sq ft), thoughtfully designed.

A welcoming entrance hall leads into a light and spacious

reception room with stunning views to the front. The superb kitchen/dining room forms the heart of the home, featuring an expansive layout ideal for both everyday living and entertaining. Adjacent is a useful utility room and a well-proportioned dining room, perfect for formal occasions.

A versatile kitchen/secondary preparation area offers further

Philip Martin



convenience and flexibility—ideal for larger households or multi-generational living. Completing the ground floor is a contemporary shower room and a bedroom/guest room, providing an excellent ground-floor sleeping option if required. This space forms part of the recent extension and offers potential for family use or short term holiday letting.

The first floor hosts three generously sized bedrooms. The master bedroom benefits from an en-suite bathroom with bath and separate corner shower. Bedroom two is a spacious double, while bedroom three is served by a family shower room.

Located to one side of the first floor is a superb open plan reception room with space for a study, ideal for home working, and a bright lounge with vaulted ceiling, offering incredible views.

A substantial garage (approx. 30 sq m / 321 sq ft) provides excellent vehicle storage or workshop potential with parking for two cars on the driveway.

FURTHER PARKING

Opposite the property there is a further area of ground which is currently rented by the owner of The Anchorage for approx. £440 per annum. This is very useful for further parking or boat storage. The ground is rented from the council on an annual basis.

MALPAS

This property is located in the centre of Malpas village. The village lies two miles downriver from Truro City and is now a very sought after residential locality, the local public house The

Heron Inn at the centre. Malpas is widely known for its safe anchorage and mooring facilities, there are also a number of pleasure boats which regularly disembark passengers at the nearby slipway. The whole area is also designated as an area of outstanding natural beauty and the tidal river is notable for its large Heronry and ever increasing population of the Egrets as well as Cormorants and Shelduck and the occasional seal. The city of Truro and the nearby Boscawen Park is less than a five minute drive (15 minute flat walk).

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.

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

GROUND FLOOR

ENTRANCE HALL

3'11" x 9'5" (1.21 x 2.88)

Tiled floor, space for cloaks and store cupboard.

RECEPTION/PIANO ROOM

11'1" x 11'8" (3.40 x 3.58)

Window to front enjoying beautiful views over the river. Steps to second entrance hall and door to kitchen.

KITCHEN/DINING ROOM

20'9" x 10'2" (6.33 x 3.10)

Fitted modern kitchen with granite worktops, sink inset. Integrated dishwasher, oven and microwave, ceramic hob and oil fired Aga.

UTILITY

12'2" x 5'9" (3.71 x 1.76)

Space and plumbing for washing machine and tumble dryer. Wall mounted cupboards and granite worktop. Linen cupboard.

DINING ROOM

12'10" x 16'7" (3.93 x 5.06)

Window to front, feature fireplace with alcove to one side. Stairs leading to first floor.

SIDE ENTRANCE

An alternative door providing access and potential to create separate annexe.

SECOND KITCHEN

14'3" x 12'5" (4.36 x 3.80)

A wonderful bright room with fitted units, worktop over, sink and drainer inset. Integrated fridge and freezer, hob, oven, dishwasher and microwave. Floor to ceiling windows with outstanding views.

SHOWER ROOM

7'4" x 5'10" (2.24 x 1.80)

W.C. wash hand basin, corner shower, heated towel rail.

BEDROOM 4

11'4" x 8'8" (3.46 x 2.66)

Window to side and built in wardrobe.

FIRST FLOOR

A fabulous open plan living space with vaulted ceilings.



LOUNGE

14'7" x 24'5" (4.46 x 7.46)

Stairs rising from ground floor, doors to rear garden. French doors opening to a Juliet balcony enjoying the iconic views.

BEDROOM 3/STUDY

9'8" x 11'11" (2.95 x 3.65)

Window to front.

LANDING

SHOWER ROOM

7'4" x 9'2" (2.26 x 2.81)

W.C. wash hand basin, corner shower and heated towel rail. Window to front enjoying the views.

Philip Martin



BEDROOM 2

10'9" x 14'5" (3.28 x 4.41)

Feature fire place, cupboard and window to front.

REAR LANDING

Stairs to ground floor and dining room as well as access to the main bedroom.

MASTER BEDROOM

15'4" x 10'11" (4.69 x 3.34)

Patio doors opening to rear garden. Built in wardrobes.

EN-SUITE

9'6" x 5'9" (2.91 x 1.76)

A modern suite with bath, corner shower, w.c., vanity wash hand basin and heated towel rail.

OUTSIDE

Approached via a short flight of steps to the front terrace, adjacent to the parking area and garage. Additional steps lead around the side of the property to the rear garden.

To the rear, a decked terrace provides an ideal space for outdoor dining and entertaining. The landscaped gardens feature a series of paths and patios, bordered by mature planting that creates a private and secluded setting.

GARAGE

13'2" x 24'4" (4.02 x 7.43)

With three doors, the space offers further parking and ample room for a small boat, along with storage for sails, buoys and other sailing paraphernalia, as well as kayaks, canoes and paddle boards etc.

SERVICES

Mains water, drainage and electricity. Oil fired central heating.

COUNCIL TAX

Council Tax - E
EPC - TBC

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.

N.B.

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

DIRECTIONS

Proceeding into Malpas from Truro, passing the Heron Inn on the left and then the boat yard on the right, the property can be found a short distance along on the left hand side of the road.

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.





Philip Martin

Approx Gross Internal Area
250 sq m / 2691 sq ft



Garage
Approx 30 sq m / 321 sq ft

Ground Floor
Approx 115 sq m / 1236 sq ft

First Floor
Approx 105 sq m / 1134 sq ft

Denotes head height below 1.5m

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 Snaggy 360.

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			
92-100	A			92-100	A		
81-91	B			81-91	B		
69-80	C			69-80	C		
55-68	D			55-68	D		
39-54	E			39-54	E		
21-38	F			21-38	F		
1-20	G			1-20	G		
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	
		63	72				





PHILIP MARTIN

Truro 01872 242244 St Mawes 01326 270008 www.philip-martin.co.uk

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS