



14 BAR MEADOWS

MALPAS, TRURO,
CORNWALL TR1 1SS

PRIVATE
NO PARKING

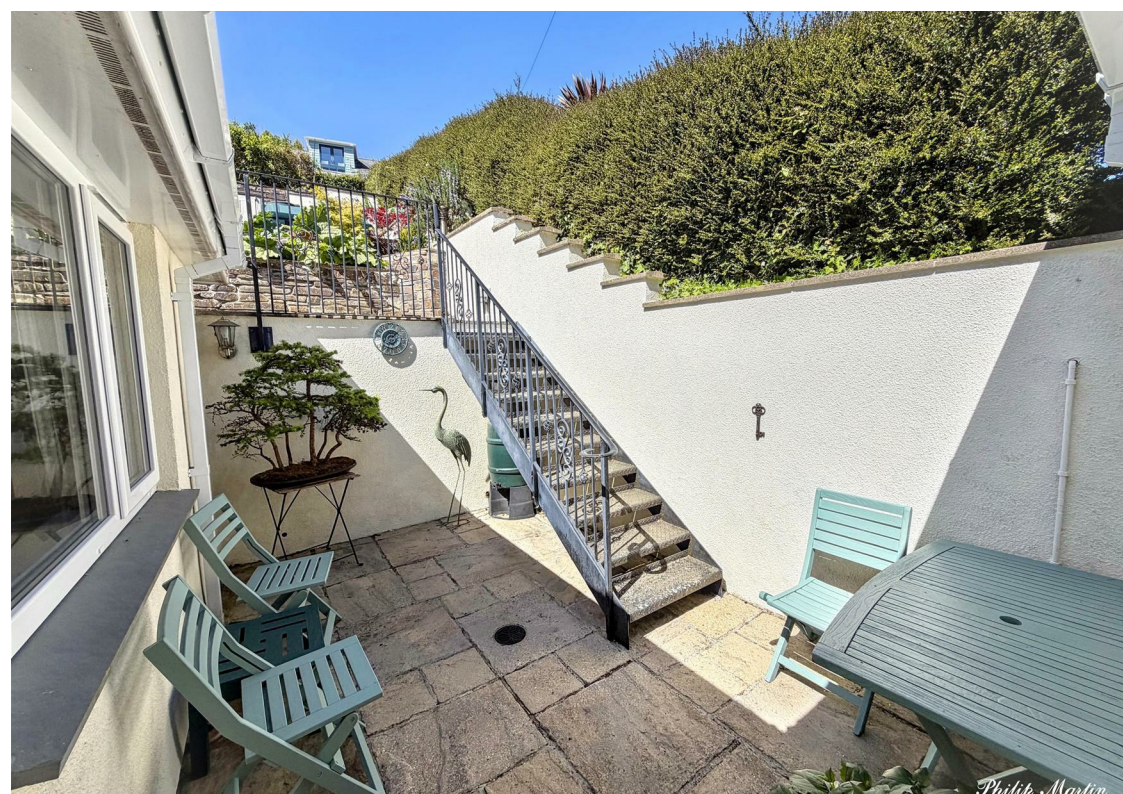
14

PRIVATE
NO PARKING

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin



14 BAR MEADOWS

MALPAS TRURO CORNWALL TR1 1SS

MIDDLE TERRACED HOUSE WITH STUNNING CREEK VIEWS

Occupying an enviable position toward the end of Malpas, this beautifully presented middle terraced house enjoys breathtaking views across the creek and surrounding countryside beyond. Immaculately maintained throughout, the property has been thoughtfully enhanced with a ground floor rear extension together with solar panels and a Tesla Powerwall battery system, offering improved energy efficiency.

Externally, the property benefits from attractive terraced gardens to both the front and rear, along with a garage. There is also potential to create additional off-road parking within the front garden, subject to any necessary consents.

GUIDE PRICE £595,000

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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

Occupying an enviable position toward the end of the highly sought-after waterside setting of Malpas, 14 Bar Meadows is a beautifully presented mid-terraced residence enjoying truly spectacular far-reaching views across the creek and the picturesque surrounding countryside beyond. Immaculately maintained and thoughtfully improved by the current owner.

The accommodation has been significantly enhanced with a ground floor rear extension, creating additional versatile living space, while the installation of solar panels together with a Tesla Powerwall battery system provides excellent energy performance and reduced running costs. Light-filled interiors and tasteful décor continue throughout, complementing the property's idyllic setting.

Externally, the property benefits from attractive terraced gardens to both the front and rear, carefully designed to take full advantage of the stunning outlook and provide a variety of spaces for relaxing and outdoor entertaining. To the rear there is a garage with parking suitable for a small car or motorcycle, whilst the front garden offers potential to create further off-road parking, subject to any necessary consents.

In all, the accommodation comprises an entrance hall, spacious lounge/dining room, well-appointed kitchen/breakfast room, cloakroom and a versatile study/bedroom three to the ground floor. To the first floor are two generous double bedrooms, a family bathroom and separate shower room.

MALPAS

This property is located toward the end 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):

ENTRANCE HALL

3.52 x 1.76 (11'6" x 5'9")

Door to lounge and open to the kitchen with space for cloaks and shoes.

LOUNGE/DINING ROOM

3.6 x 5.53 (11'9" x 18'1")

With feature fireplace and sliding patio doors opening to the front terrace.



KITCHEN/BREAKFAST ROOM

5.45 x 3.47 (17'10" x 11'4")

A well appointed kitchen with room for a dining table. Fitted with a range of units with base and eye level cupboards, worktop over with sink and drainer inset. Oil fired Rayburn, electric Smeg oven and hob with extractor hood over. Space and plumbing for dishwasher and washing machine and fridge freezer.

CLOAKROOM

1.39 x 1.36 (4'6" x 4'5")

W.C. with Belfast sink, heated towel rail and extractor fan.

STUDY/BEDROOM 3

3.87 x 3.14 (12'8" x 10'3")

Window overlooking the rear courtyard.

FIRST FLOOR

Landing with window to rear and airing cupboard.

MASTER BEDROOM

3.63 x 3.58 (11'10" x 11'8")

Window to front and wardrobe.

BATHROOM

2.52 x 1.88 (8'3" x 6'2")

W.C., bath, pedestal wash hand basin, heated towel rail and window to rear.

BEDROOM 2

3.55 x 2.57 (11'7" x 8'5")

Window to front and wardrobe.

SHOWER ROOM

1.83 x 1.64 (6'0" x 5'4")

W.C. vanity wash hand basin and corner shower.

OUTSIDE

The property is approached via a broad flight of stone steps rising through the beautifully landscaped front garden, which is thoughtfully terraced and predominantly laid to lawn with an abundance of mature shrubs, flowering borders and established planting. A generous paved sun terrace sits directly to the front of the property, perfectly positioned to take full advantage of the far-reaching creek and countryside views, providing an ideal setting for



outdoor dining and entertaining.

To the rear, the property enjoys a wonderfully private and sheltered courtyard garden enclosed by rendered walls. From here, a staircase ascends to a further tiered garden featuring raised stone beds, well-stocked planting areas and additional seating terraces. The upper garden incorporates a patio area, garden shed and oil storage tank, together with useful rear pedestrian access. The gardens as a whole have been carefully designed for ease of maintenance whilst offering an attractive variety of outdoor spaces and colour throughout the seasons.

GARAGE

4.88 x 2.49 (16'0" x 8'2")

Light and power connected.

SERVICES

Mains water, drainage and electricity. Solar panels and Tesla power wall. Oil central heating.

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.

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.

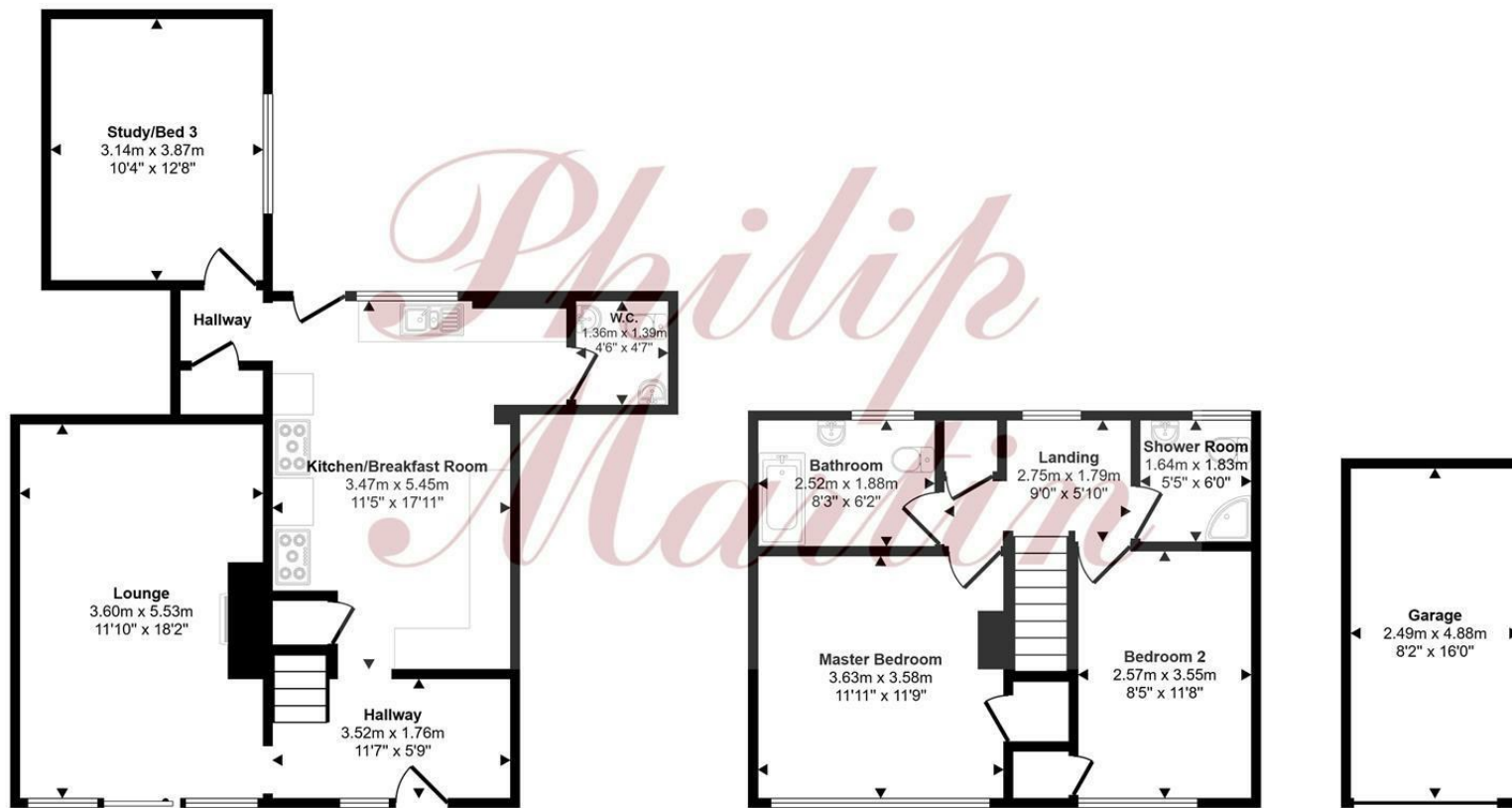
COUNCIL TAX

Band D.

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 toward the end of Bar Meadows on the left hand side of the road.

Approx Gross Internal Area
117 sq m / 1260 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.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	92-100			Very environmentally friendly - lower CO ₂ emissions	82-91		
A	(91-91)			B	(81-91)		
B	(81-91)			C	(69-80)		
C	(69-80)			D	(55-68)		
D	(55-68)			E	(39-54)		
E	(39-54)			F	(21-38)		
F	(21-38)			G	(1-20)		
G	(1-20)			Not environmentally friendly - higher CO ₂ emissions			
Not energy efficient - higher running costs							
		73	39				
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC		





PHILIP MARTIN

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

Philip Martin

ESTATE AGENTS · CHARTERED SURVEYORS · VALUERS & AUCTIONEERS

Philip Martin