



25 BAR MEADOWS

MALPAS, TRURO,
TR1 1SS

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



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MALPAS TRURO

TR1 1SS

SEMI DETACHED HOUSE ENJOYING STUNNING RIVER VIEWS

In an elevated position overlooking the Truro river with countryside of the Tregothnan Estate beyond.

Enjoying a very sunny, south facing aspect with fabulous gardens.

Four bedrooms, sitting room, kitchen/breakfast room, dining room, utility, bathroom and additional w.c.

Delightful enclosed rear and side gardens with plenty of sitting out space enjoying the water and countryside views.
Lots of mature shrubs and plants providing year round colour.

Front patio with amazing views and additional sloping garden with terraces.

Garage in block. Double Glazing. LPG Central Heating.

Freehold. EPC - E. Council Tax Band E.

No Chain



GUIDE PRICE £600,000

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

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GENERAL COMMENTS

This modern semi detached house offers a superb opportunity to purchase a house with stunning water views over the picturesque Truro and Tresillian Rivers and wooded countryside beyond within this much sought after riverside village just a couple of miles from Truro city centre. In an elevated south facing position the house enjoys fabulous uninterrupted water views from its gardens, patio and balcony as well as most of the rooms in the property. Herons' Reach offers well proportioned light and spacious accommodation which is beautifully presented throughout. Extended from its original form the accommodation offers a kitchen/breakfast room, separate dining room, utility and store room, sitting room with wood burning stove and doors opening onto the balcony which enjoys the stunning views. There are four bedrooms, two with water views and two overlooking the gardens at the rear as well as a large bathroom with separate shower and an additional w.c. The house is sold with no onward chain. An internal viewing is essential.

GROUNDS

The gardens are a fantastic feature of this property and have been landscaped creating a splendid manageable garden incorporating an array of mature shrubs, plants and trees with numerous vantage points to enjoy the views at different times of the day. Furthermore the property boasts a single garage with the possibility of additional parking available on the private road.

LOCATION

Heron's Reach is located on a private road at the end of Bar Meadows within 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 Egrets as well as Cormorants and Shelduck and the occasional seal. The city of Truro is less than a five minute drive and here there is a wide range of shops, schools, restaurants, banks, building societies and the main line railway link to London (Paddington).

Heron's Reach is a superb property with splendid views in an area where properties seldom come onto the open market and therefore an early viewing is essential.

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

GROUND FLOOR

ENTRANCE PORCH

1.76 x 1.27 (5'9" x 4'2")

Multi paned front door, window to side and tiled floor with matwell. Double glazed door to:-



KITCHEN/BREAKFAST ROOM

4.45 x 4.36 (14'7" x 14'4")

Fitted with a range of base and eye level wall units with a mixture of drawers, cupboards, integral dishwasher and wine rack. Worktop with one and half stainless steel sink and drainer inset with tiled splashbacks. Siemens oven/ grill and a second Siemens oven/microwave/ grill and a four ring ceramic Siemens hob with extractor hood over. Gas fired Rayburn for cooking, central heating and hot water, space for freestanding fridge and freezer, understairs store cupboard/larder, tiled floor and two windows to the front aspect with splendid views and a further window looking up river. Stairs rising to first floor and door to:-

UTILITY ROOM

1.54 x 1.40 (5'1" x 4'7")

Space and plumbing for washing machine, tumble dryer and chest freezer. Two eye level cupboards with tiled floor and short door leading to additional area beneath the balcony with obscured window to garden.

DINING ROOM

4.44 x 2.77 (14'7" x 9'1")

Sliding patio doors opening onto the front garden, gas living flame effect fire inset with brick surround, stone hearth and timber mantle over. Radiator.

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FIRST FLOOR

HALF LANDING

With velux window, door to:-

SITTING ROOM

5.22 x 3.64 (17'2" x 11'11")

Sliding patio doors opening onto the balcony, woodburning/multifuel stove inset, granite hearth, shelves in recess and two radiators.

UPPER FIRST FLOOR

LANDING

Radiator, access to loft space and airing cupboard housing hot water cylinder.

BEDROOM ONE

3.97 x 3.43 (13'0" x 11'3")

Window to front aspect enjoying the wonderful views. Two built in wardrobes. Radiator.

BEDROOM TWO

4.44 x 2.79 (14'7" x 9'2")

Window to front aspect, radiator and built-in double wardrobes.

BATHROOM

2.67 x 2.63 (8'9" x 8'8")

A modern white suite incorporating panelled bath, low level w.c, bidet, vanity wash hand basin with storage cupboards beneath, separate shower cubicle with Mira shower over, heated towel rail, half tiled walls and charcoal grey porcelain tiled floor with electric underfloor heating. High level window in the dormer.

ADDITIONAL W.C.

1.85 x 1.68 (6'1" x 5'6")

White suite with low level w.c, pedestal wash hand basin and charcoal grey porcelain tiled floor. Extractor fan.

BEDROOM THREE

3.10 x 3.03 (10'2" x 9'11")

Window and door overlooking and opening onto the rear garden. Radiator and built-in wardrobe.

BEDROOM FOUR/STUDY

3.32 x 3.04 (10'11" x 10'0")

Window overlooking rear garden and radiator.

OUTSIDE

The house is approached via the private road continuing from Bar Meadows where steps rise to the property from road level.

The front gardens are delightful and have been well landscaped incorporating a number of mature plants which include tulips, poppies, rhododendrons, lilies, azaleas and camellias. A number of gravelled paths lead through the front gardens allowing for easy access and maintenance of the flower beds. Furthermore the LPG gas tank is situated near the bottom of the garden.

A small pedestrian gate provides access to the front of the house where a path leads to the front door. Adjacent to the property is a patio area with balcony behind and two tiers of gently sloping lawn with splendid flower beds. A magnificent magnolia tree lies in this side area of garden where a path leads to the rear, here there is a further area of lawn with two apple trees and many mature plants and shrubs as well as two further areas of patio, one of which enjoys a pergola covered with clematis, honeysuckle and a fruiting vine and the other area is a sun terrace; both enjoying views of the river. There is a large garden SHED/WORKSHOP (12' x 8') with lighting and power circuits and of course many vantage points enjoying the delightful views over the river and countryside beyond.

GARAGE

5.00m x 2.60m (16'4" x 8'6")

Found within a block of garages on the right hand side just before the property itself.

SERVICES

Mains water and electricity. Private drainage. LPG central heating from Rayburn.

N.B.

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

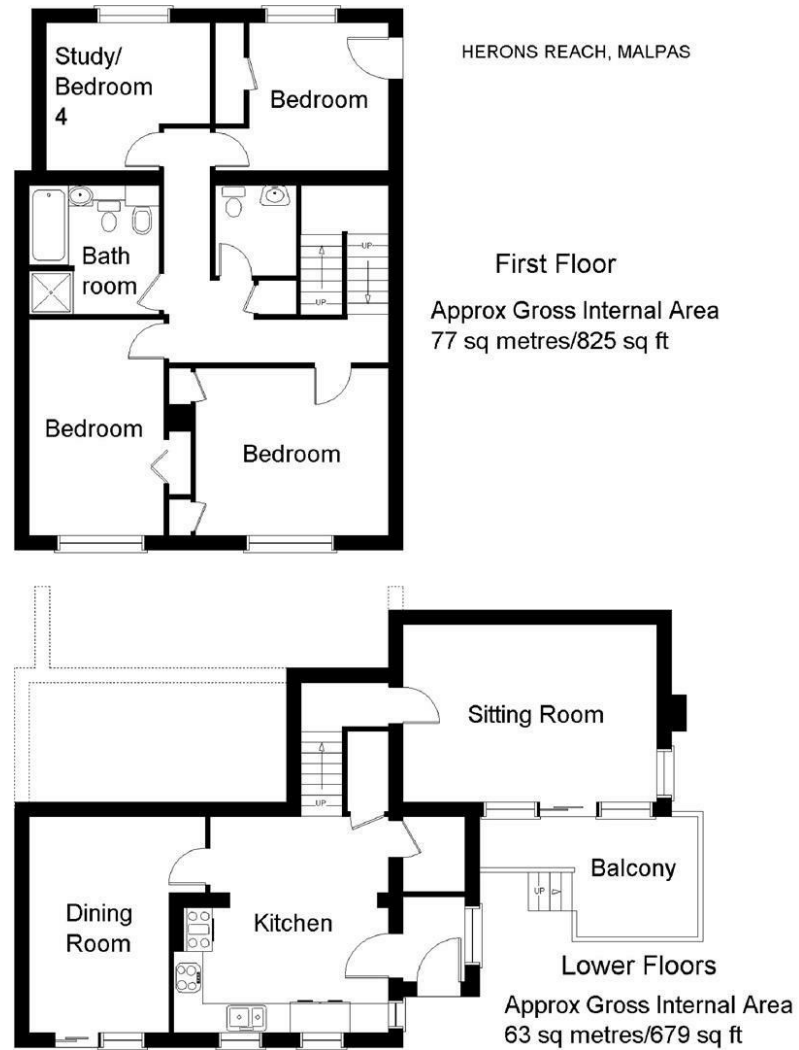
VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244. Fax: 01872 264007 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

From Truro proceed into Malpas Village passing the Heron Inn on the left and continue along to the very end of the road entering the private lane into Bar Meadows. Continue around the left hand bend and Herons Reach can be identified a short distance along on the right hand side.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
45	F	45	58
35-44	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
45	F		
35-44	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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