



CLIFF COTTAGE

MALPAS, TRURO,
CORNWALL TR1 1SQ

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



CLIFF COTTAGE

MALPAS, TRURO, CORNWALL TR1 1SQ

DETACHED COTTAGE AND SEPARATE HOLIDAY COTTAGE
ENJOYING STUNNING WATER VIEWS

Occupying a magical spot at the beginning of Malpas with fabulous uninterrupted views over Truro River.

Main dwelling with three (or four) bedrooms - three en-suite, sitting room, kitchen/breakfast room, snug, study/fourth bedroom, utility, cloakroom and bathroom.

Beautifully appointed detached one bedroom holiday cottage successfully let for many weeks.

Very private mature gardens and terrace enjoying a sunny aspect and water views.

Parking For Four Cars. Oil Fired Central Heating.

A wildlife haven just over a mile from Truro city centre. - not to be missed!

Council Tax Band F. EPC - E

OFFERS IN EXCESS OF £1,250,000

Philip Martin

PHILIP MARTIN

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GENERAL COMMENTS

The position of Cliff Cottage is very special indeed, nestled just above Truro River on the edge of Malpas it enjoys magnificent uninterrupted water views. The cottage is located at the very beginning of Malpas Village within a short walk of the famous Heron Inn and just over a mile from Truro City centre. The property was originally two cottages and is very understated from the front. It enjoys a sunny aspect and complete privacy. The water views are ever changing, ideal for bird lovers with many egrets, oyster catchers, terns and on the opposite side of the river is a heronry. The setting is very peaceful.

Cliff Cottage is a solidly built traditional stone cottage that is beautifully presented and so much larger than first apparent. It has been improved greatly by the current owners who have made the very best of the accommodation. It is believed that the cottage, circa 1842 was originally the home of the harbour master when Victoria Quay was a busy port. The accommodation is extremely versatile and includes three (or possibly four) bedrooms, all have en suite facilities. The first floor includes a lounge/dining room, sitting room and two bedrooms (both with en suite shower rooms). On the ground floor is a superb fitted kitchen, further reception room, master bedroom with en suite bathroom, utility and w.c. The gardens are extremely private and enjoy the water views. A driveway provides parking for four cars which is almost unheard of within Malpas village.

The holiday cottage is set well away from the main dwelling and enjoys privacy. It is currently rented through an agent - website: www.cornwallhideaways.co.uk/truro-surrounding-villages/malpas-holiday-cottages/the-nook. The accommodation is beautifully presented and includes a double bedroom, fitted kitchen/dining room and sitting room.



LOCATION

Malpas is a thriving waterside community just two miles from Truro city centre and the Heron Inn is a very popular public house within the village. There are pleasant creekside walks towards St. Clements and Tresillian. Truro is recognised for its excellent shopping

centre, fine selection of pubs, restaurants, banks, building societies and main line railway link to London (Paddington).

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

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SITTING ROOM

18'8" x 16'6" (5.71m x 5.04m)

A light twin aspect room with two windows to front and two to rear enjoying fabulous river views. Two radiators. Twin double glazed windows and door to the front elevation. Solid oak flooring. Feature vaulted 'A' frame ceiling. Staircase rising from kitchen/diner.

SNUG/BEDROOM FOUR

A lovely light room enjoying fabulous uninterrupted river views. Two cupboards housing his and her workstations. Solid oak floor. Radiator, spotlights, telephone point. Juliet Balcony.

INNER HALL

Shelved storage cupboard.

BEDROOM TWO

10'2" x 9'1" (3.12m x 2.77m)

Window to rear enjoying river views. Radiator. Built in Sharps wardrobes. Door to

EN SUITE SHOWER ROOM

Low level w.c, shower cubicle with fully tiled surround, wash hand basin with tiled splashback, mirror, light and shaver point. Radiator. Sash window with river views.

BEDROOM THREE

12'3" x 8'10"sm (3.75m x 2.7sm)

Sliding sash window with river views. Radiator. Built in wardrobes. Solid oak shelves. Door to

EN SUITE SHOWER ROOM

Low level w.c, shower cubicle with fully tiled surround, wash hand basin with tiled splashback, mirror, light and shaver point over. Radiator. Loft access with ladder.

LOWER GROUND FLOOR

KITCHEN/BREAKFAST ROOM

18'7" x 12'9" (5.67m x 3.90m)

An excellent range of shaker style wooden kitchen units with granite worktops. Stainless steel sink with Franke instant hot water tap over. Integral appliances including Bosch fridge and freezer, Neff integrated oven and microwave with ceramic hob and extractor hood over, wine fridge. Display cabinet with lights. Solid oak floor. Window with view over garden and river.

Utility cupboard housing Grant oil fired central heating boiler. Stainless steel unvented hot water cylinder. Space and plumbing for washing machine and space for tumble dryer.

CLOAKROOM

Low level w.c, wash hand basin, extractor fan.

DINING ROOM/SECOND

SITTING ROOM

14'0" x 12'10" (4.29m x 3.92m)

Twin aspect room with windows to rear and side enjoying wonderful views over the Truro River. Woodburner on a tiled hearth. Solid wood flooring. LED living flame electric fire. Radiator. Telephone and television points. Built in surround sound.

MASTER BEDROOM

16'10" x 12'0" (5.14m x 3.67m)

Glazed door and sash window overlooking the garden. Two built-in double wardrobes with storage cupboards over, shoe cupboard. Solid oak flooring. Television point. Door to:

EN SUITE BATHROOM

A luxurious partly tiled bathroom with freestanding roll top bath, double shower cubicle, low level w.c, bidet and pedestal wash hand basin. Tiled floor, electric shaving point, mirror fronted cabinet. Sliding sash window overlooking the garden. Heated towel rail. Extractor fan. Airing cupboard with radiator and slatted shelves.

OUTSIDE

Cliff Cottage has a private driveway with the benefit of four parking spaces which is rare within Malpas village where parking is at a premium. There are two gated pedestrian accesses into the rear of the property to the gardens and The Nook holiday cottage. The gardens are extremely private and well stocked with mature shrubs, plants and trees. A pathway meanders through the garden to the rear door and onto a large terrace that provides a large sitting area where the river views are magnificent.

THE NOOK HOLIDAY COTTAGE

The Nook is a detached single storey cottage that is currently successfully let out for holidays through Cornwall Hideaways. Alternatively it would make a fantastic annexe for a dependent relative and is ideal for overflow accommodation. It is beautifully presented and completely self-contained with its own oil-fired central heating system. An enclosed paved courtyard provides outside sitting space and steps lead alongside the cottage to the drive. In greater detail the accommodation comprises:



ENTRANCE HALLWAY

Half glazed entrance door. Timber flooring.

KITCHEN/DINING ROOM

13'6" x 9'4" (4.12m x 2.87m)

Excellent range of base and eye level kitchen units, single stainless steel sink/drainer, integral electric oven

with ceramic hob and extractor hood over, washing machine, space for fridge and freezer, radiator. Exposed wooden floor. Window to front.

SHOWER ROOM

A tiled room with modern white suite comprising double shower, low level w.c, vanity sink unit with double

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cupboards below, Large illuminated mirror.
Wooden floor, extractor fan, heated towel
rail.

SITTING ROOM

13'5" x 13'1" (4.11m x 3.99m)

Double glazed window to front. Timber
flooring. Radiator. Door to:

BEDROOM

10'9" x 10'9" (3.30m x 3.28m)

Double glazed window to front. Built-in
wardrobe cupboard. Timber flooring.
Radiator.

SERVICES

Mains water and electric are connected. Oil
fired 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.

DIRECTIONS

Proceed into the village of Malpas and Cliff
Cottage is located just after the turning into
Victoria Quays on the right hand side.



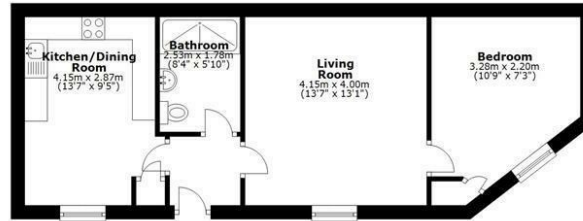
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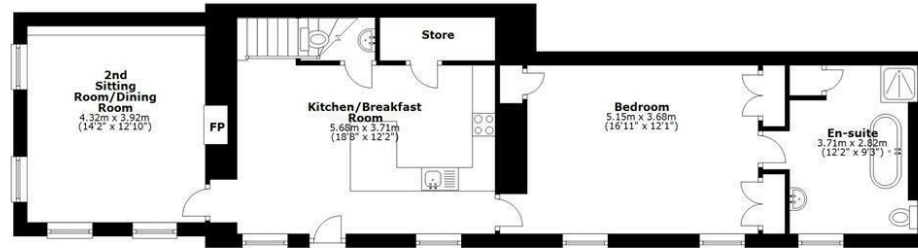
The Nook

Approx. 48.3 sq. metres (519.6 sq. feet)



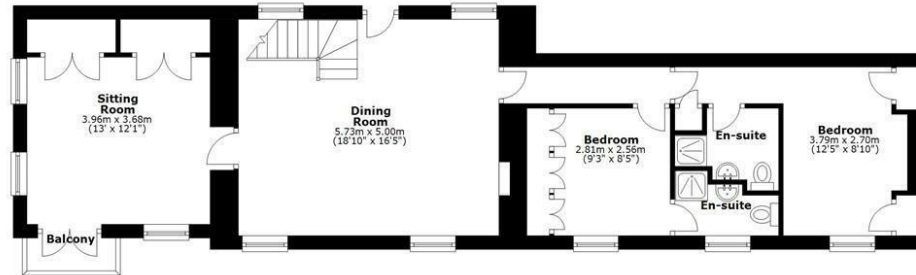
Lower Ground Floor

Approx. 82.6 sq. metres (888.9 sq. feet)



Ground Floor

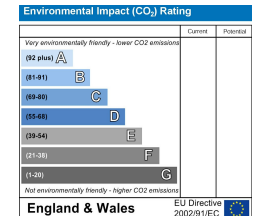
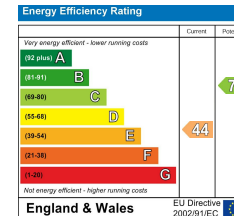
Approx. 84.5 sq. metres (909.9 sq. feet)



Total area: approx. 215.4 sq. metres (2318.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such.
Plan produced using PlanIt.

Cliff Cottage, Malpas



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