



Waterside Cottage



# Waterside Cottage 6

Malpas, Truro, Cornwall, TR1 1SL

Truro - 2 miles. Falmouth - 12 miles. Newquay - 18 miles.

A traditional Cornish character cottage in the highly desirable riverside village of Malpas, enjoying uninterrupted water and countryside views.

- Traditional Characterful Cottage
- Unparalleled River Views
- Beautifully Updated Throughout
- Two Beds + Dressing Room
- Large Tiered Rear Garden
- Highly Desirable Location
- On Street Parking
- South Facing Front Terrace
- Council Tax Band - C
- Freehold

Guide Price £315,000

## DESCRIPTION

Waterside cottage as the name suggests is a pretty character cottage just a stones throw from the waters edge enjoying uninterrupted panoramic river views.

This charming terraced cottage is situated in the heart of the highly desirable riverside village of Malpas and benefits from many charming features including exposed beams and a log burning stove. The property enjoys an elevated position commanding superb river views from the front sun terrace, both bedroom windows and the long tiered garden at the rear making this a perfect cottage for buyers seeking a picturesque village cottage with water views. On the ground floor the property comprises a living room with stairs rising to the first floor, a well equipped and modern kitchen with back door leading to the rear garden. To the first floor there is a double bedroom and single bedroom to the front enjoying stunning views, a walk-in dressing room and modern bathroom.

The property has a mature and unexpectedly large garden to the rear which is partially tiered and enjoys expansive views over the property across to the river and countryside beyond.



## SITUATION

Malpas is a pretty and relatively bustling Creekside village on the fringes of Truro. The village has a friendly and highly regarded public house, the Heron Inn, a boatyard and a regular bus service into the city centre. There are moorings in the river and the area is favoured by walkers, kayakers, runners and walkers alike. Watercraft can be launched from the public slipway which is within around 100m of the cottage. In Summer there are popular boat trips at all stages from Malpas to The National Trust's Trelissick Garden, Falmouth and onto St Mawes.

Truro is rich in history and architectural heritage and has the distinction of being the only city in Cornwall. Dominated by the splendid three spired cathedral which stands at its heart, this ancient port is situated in a valley at the head of the beautiful river bearing its name and now forms the retailing, administrative and cultural centre of the county. A stroll around the centre will find numerous restaurants, cafés and public houses together with a wide variety of independent and national retailers. The centrally located train station provides links directly with London Paddington, whilst a number of daily scheduled domestic and international flights depart from Newquay Airport, which is only 18 miles away.

## SERVICES

Mains electricity, water and drainage are connected. Broadband: Basic up to 5 Mbps and Superfast up to 80 Mbps (Ofcom). Mobile phone: 02, Vodafone, EE and Three are all likely (Ofcom). Fibre: BT and Sky are likely (Ofcom). Council Tax Band - C (£2,187 pa). Flood Risk - Very Low. Listed Building - No. Conservation Area - No.

## VIEWINGS

Strictly by prior appointment via Stags Truro.

## DIRECTIONS

From the main Trafalgar roundabout in Truro centre proceed down Malpas Road with the water on your right hand side passing Boscowen Park and Sunny Corner. As you enter the village you will arrive at the public house where the cottage can be found a few doors down on the elevated terrace of cottages identified by its house name.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 548 sq ft / 50.9 sq m  
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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