



MAP estate agents
Putting your home on the map

Bar Meadows
Malpas, Truro

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Truro City Centre 2.5 miles | Falmouth 13 miles | Redruth 13 miles |
Newquay Airport 21 miles | Plymouth 56 miles | Exeter M5 90 miles
(Distances are approximate)

A wonderful opportunity to purchase this delightful semi-detached property situated in an elevated position within the riverside village of Malpas enjoying breathtaking waterside views.

Hallway | First Floor Lounge | Dining Room | Three Bedrooms |
Garage | Bathroom | Utility | Outbuildings | Gardens to Front and Rear

Guide Price £600,000
Freehold



Property Introduction

The property, known as 'The Look Out' is approached via a private road with a pedestrian right of way over the neighbouring property with a gravelled pathway leading to the front door. Upon viewing 'The Look Out', you cannot help but stop to take in the glorious panoramic river views with rolling countryside as a backdrop making this a truly unique property to call home.

For those seeking a peaceful environment to live, then it would be hard to find a better location with the added benefit of having the city centre amenities just a few minutes driving distance away. Upon entering the property, with its feature open glass oak staircase, access is gained to a ground floor cloakroom, utility room, fitted kitchen and dining room where the river views can be appreciated. Up a half-flight of stairs is the lounge which has sliding double glazed doors taking you onto a raised balcony maximising the delightful outlook, while a further staircase leads to three bedrooms and a family bathroom. Throughout, the accommodation benefits from uPVC double glazed windows and doors and Economy 7 electric heating system as well as solar panels.

Externally, meandering pathways take you through a mature, well-stocked garden with a good range of shrubs and trees which gives access to a detached workshop as well as a self-contained chalet which would be ideal for visiting family and friends. The rear garden, although sloped, is laid mainly to grass with a perfect sitting area at the top taking in the panoramic waterside views. Detached from the property is an en-bloc garage.

Location

Malpas Village is located a short distance from Truro city centre. It enjoys a tranquil, sheltered setting overlooking the water, therefore, extremely popular with water sports enthusiasts. With its safe anchorage and mooring facilities accessing both Truro and Tresillian rivers, it is a unique setting with regular pleasure boats in summer and is in an

Area of Outstanding Natural Beauty. The area has an array of wildlife being feeding grounds for many birds with a delightful riverside walk taking you to the picturesque hamlet of St Clements. The village is also home to the ever-popular Heron Inn offering locally sourced food and enjoying an excellent reputation.

Truro itself is the main centre in Cornwall for business and commerce with its meandering cobbled streets, there is a variety of well-known high street stores sat alongside bespoke local shops making this a popular destination for locals and visitors alike. It is famed for its neo-gothic three spired cathedral, local parks and the Hall for Cornwall situated on the piazza. Further afield, the maritime town of Falmouth is approximately fifteen miles distant with its excellent sailing waters, while to the north, coastal villages of Perranporth and Portreath are within a reasonable commute with their majestic clifftop walks and surfing beaches.

ACCOMMODATION COMPRISES

Double glazed door opening to:-

ENTRANCE HALLWAY

Window to the side, open glass and oak staircase to first floor and night storage heater. Access to:-

CLOAKROOM

WC with concealed cistern, wash hand basin, tiled walls and access to storage under stairs.

UTILITY ROOM 7' 9" x 5' 3" (2.36m x 1.60m)

Tiled flooring, plumbing for automatic washing machine and space for tumble dryer. Worktop, wall mounted storage cupboards, plus additional floor to ceiling storage unit.

KITCHEN 12' 11" x 8' 10" (3.93m x 2.69m)

Double glazed window to the front enjoying magnificent views and window to the side. Inset one and a quarter stainless steel single drainer sink unit with mixer tap, a good range of base and wall mounted storage units, drawer units, storage cupboard with recycling bins and breakfast bar. Integrated dishwasher, double oven with microwave, electric hob and stainless steel extractor over. Part tiled



walls, tiled flooring, built-in roller shutter cupboard, dimable down lighters and chrome heated towel rail. Archway giving access through to:-

DINING ROOM 14' 5" x 8' 10" (4.39m x 2.69m)

Double glazed sliding doors to the outside. Tiled flooring, downlighters which are dimable and night storage heater.

HALF LANDING

Double glazed window to the rear. Access to:-

LOUNGE 16' 11" x 15' 11" (5.15m x 4.85m) maximum measurements

Sliding double glazed doors giving access onto the feature balcony where the riverside views can be appreciated and double glazed window to the side. Gas living-flame fire with slate hearth, night storage heater, parquet and tiled flooring. Returning to hallway, stairs to:-

FIRST FLOOR LANDING

Night storage heater, loft access being part boarded with power and light connected and built-in storage cupboard with immersion heater. Access to:-

BEDROOM ONE 11' 3" x 11' 2" (3.43m x 3.40m)

Double glazed window to the front enjoying countryside views. Built-in wardrobe down one wall.

BEDROOM TWO 14' 7" x 9' 0" (4.44m x 2.74m)

Double glazed window to the front with views. Built-in double and single storage cupboard, plus additional cupboard housing the built-in dressing table.

BEDROOM THREE 8' 7" x 8' 7" (2.61m x 2.61m)

Double glazed window to the rear. Built-in storage cupboards and desk units.

BATHROOM

Double glazed window to the rear. Featuring a white suite comprising of a panelled bath, shower cubicle, close coupled WC, pedestal wash hand basin with mirror over, tiled walls, downlighters, heated towel rail, plus additional wall heater.

OUTSIDE

As previously mentioned, the property is approached by a private road which also accesses the en-bloc single garage. A shared pathway with right of way over the neighbouring property leads to a gateway with a gravelled pathway taking you directly to the property. Underneath the balcony is a useful storage area, while immediately in front is a patio and a variety of meandering pathways taking you through the well-stocked and mature garden offering a great deal of privacy and also gives access to a generous size workshop with power and light connected and windows towards the river. Accessed via the side of the property, steps ascend to a sloped garden laid mainly to grass - this area being extensive with a vegetable plot and a sitting area enjoying privacy where the views can be maximised. An additional chalet is tucked away in a private position with extensive decking leading into:-

CHALET LIVING AREA 14' 10" x 11' 10" (4.52m x 3.60m) maximum measurements

Stainless steel single drainer sink unit with mixer tap, base storage cupboards, working surface, three-drawer storage unit, recessed fridge and access to:-

CHALET SHOWER ROOM

Shower cubicle, pedestal wash hand basin with mirror over and close coupled WC. Chrome heated towel rail and extractor fan.

SERVICES

Mains water, bottled gas, mains electricity and private drainage. The solar panels are owned by the vendors.

AGENT'S NOTE

The Council Tax Band for this property is Band 'E'.

DIRECTIONS

Proceeding off Trafalgar Roundabout signposted for Malpas, continue for approximately two miles taking you past the park on the right-hand side, and later past the Heron Inn Public House. Continue along this road and upon reaching a speed bump with 'Private Road' written on the top, proceed up the hill round the left-hand turn taking you past two rows of garages on the right-hand side and continuing to the end where the property is the second of the pair of semis directly ahead of you. If using What3words: housework.fast.flipper

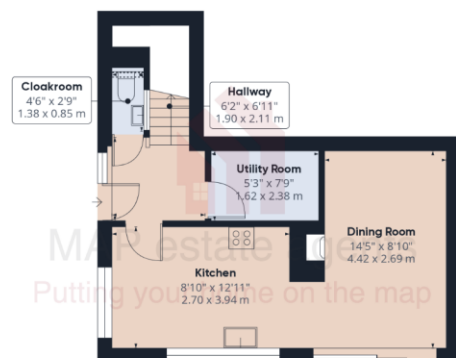




MAP's Top reasons to view this home

- A very well-presented semi- detached house
- Located in the sought-after riverside village of Malpas
- Elevated position enjoying panoramic river views
- Fitted kitchen and separate utility room
- Dining room with sliding patio doors
- Lounge with access onto balcony taking in the delightful vista
- Three bedrooms
- uPVC double glazing, solar panels and electric heating
- Large mature gardens including a self-contained chalet and garage en bloc
- Envious location within a short distance to the city amenities

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Ground Floor Building 1

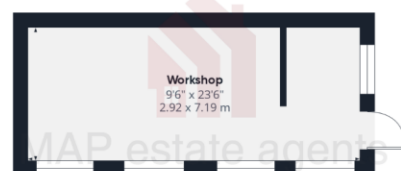


Floor 1 Building 1

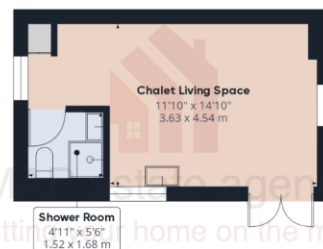
Approximate total area¹⁾
1641.41 ft²
152.49 m²

Balconies and terraces
55 ft²
5.11 m²

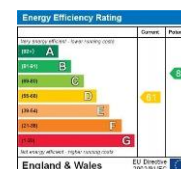
Reduced headroom
0.7 ft²
0.06 m²



Ground Floor Building 2



Ground Floor Building 3



(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)
01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

Gateway Business Park, Barncoose, Cornwall TR15 3RQ

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