



# Poltisco Wharf

Truro riverside



## 7 Poltisco Wharf

Malpas Road, Truro, Cornwall, TR1 1DH

*A superb contemporary townhouse within this select and highly desirable gated waterside development, enjoying a quiet riverside location yet close to the centre of Truro. Enjoying open views over the river with a riverside terrace, balcony, mooring and over 2,400 sq ft of superbly arranged accommodation, city living doesn't come much better.*

Truro Cathedral – 0.4; Boscawen Park & tennis courts – 0.5; Malpas – 1.7; Idless Woods – 2.5;  
Royal Cornwall Hospital (Treliske) – 3; Truro College – 3.5; Trelissick Garden (National Trust) – 5.5; St Agnes – 10.5;  
Perranporth – 10.5; Mylor Yacht Harbour – 10.5; Falmouth – 11; St Mawes – 18; Cornwall Airport – 19

(All distances are approximate and in miles)





## The location

7 Poltisco Wharf is an expertly refurbished and stylish townhouse, and arguably the finest, within this highly regarded and exclusive 2001-built terrace. Enjoying a riverside location with direct water access yet just a few minutes from the centre of the city, this very special home is perfect for the discerning buyer longing for low maintenance, masses of space and a central location.

A short walk along the river leads to Boscowan Park, beautifully tended riverside gardens with a children's play area, coffee shop, riverside cafe and sporting facilities including tennis courts, football pitches and Truro Cricket Club. Further along from Boscowan Park is the waterside village of Malpas which boasts The Heron Inn, a café and farm shop, village hall and marina, not to mention the stunning riverside and country walks that abound in the area including a link to the pretty riverside village of St Clement with its historic church.

The centre of Truro boasts a wide and varied mix of national and boutique retailers found within the pretty cobbled streets radiating out from the iconic cathedral. An eclectic mix of restaurants, coffee shops, bars and a cinema, are complemented by the national-class and newly improved Hall for Cornwall.

Sports enthusiasts are particularly well-catered for in Truro with two tennis clubs, squash club, rugby, football and cricket clubs within the city. Watersports are readily accessible with the north coast surfing beaches and highly regarded sailing waters of the Carrick Roads on the south coast both within a short drive.







*Erté*  
RIZZOLI GALLERY  
712 Fifth Avenue, New York November 28 - December 30, 1978

## The property

- Stunning riverside home built in 2001
- Remodelled and dramatically improved since 2012
- Far-reaching views
- High quality with superb attention to detail
- Versatile with plenty of space for home-working, guests and entertaining
- Four double bedrooms and four luxuriously appointed bath/shower rooms
- Covered entrance leading and reception hall
- Sitting room / snug with Esse gas fire and French doors to the riverside terrace
- Utility room and integral garage
- The entire first floor is occupied by the magnificent double aspect open plan kitchen/dining room, designed with entertaining in mind. Superbly appointed with a German kitchen (Nolte) including appliances – Smeg range cooker with 6 burners and 2 ovens, Smeg fridge / freezer. Quooker tap, Miele dishwasher, wine cooler and silestone tops extending the entire depth of the room. Underfloor heating in addition to the radiators. French doors to the river facing balcony providing far-reaching views
- Second floor guest bedroom enjoying the views with a full range of fitted wardrobes and well-appointed and stylish en suite with bespoke stone shower
- Main family bathroom including a separate shower
- Double bedroom to the front with fitted wardrobes and view of the Georgian townhouse along The Parade
- Magnificent master bedroom with vaulted beamed ceiling, French doors and Juliet balcony enjoying the views. En suite shower room with twin basins
- Further double bedroom (currently a spacious dressing room) with vaulted beamed ceiling and en suite shower room. The entire top floor is currently arranged as a master suite enabling his & hers en suites

## The outside

- Secure, gated and enclosed courtyard to the front
- Integral garage with driveway parking for one car
- Additional allocated parking space
- Covered riverside terrace from the ground floor sitting room
- Mooring (up to 17 ft in length)
- Balcony from the first floor dining area



## Tenure, services and general information

Freehold. Each property has a share in the Poltisco Management company, managed by Koti, and an annual maintenance charge of around £700 (maintenance of communal areas, gates and insurance).

New vintage-style column radiators in 2016. New boiler in 2019.

Bathroom fittings by Villeroy & Boch, Kelly Hoppen and Vado. Underfloor heating in bath / shower rooms.

Council Tax F. Mains electricity, water, drainage and gas. Gas central heating. Broadband: Superfast Fibre is available in the terrace.

## What 3 Words ///still.origin.join

## Directions

From the Trafalgar roundabout follow the signs to Malpas. Continue along Malpas Road for around 250 yards and immediately after Osprey House on the right, the next entrance on the right is Poltisco Wharf.



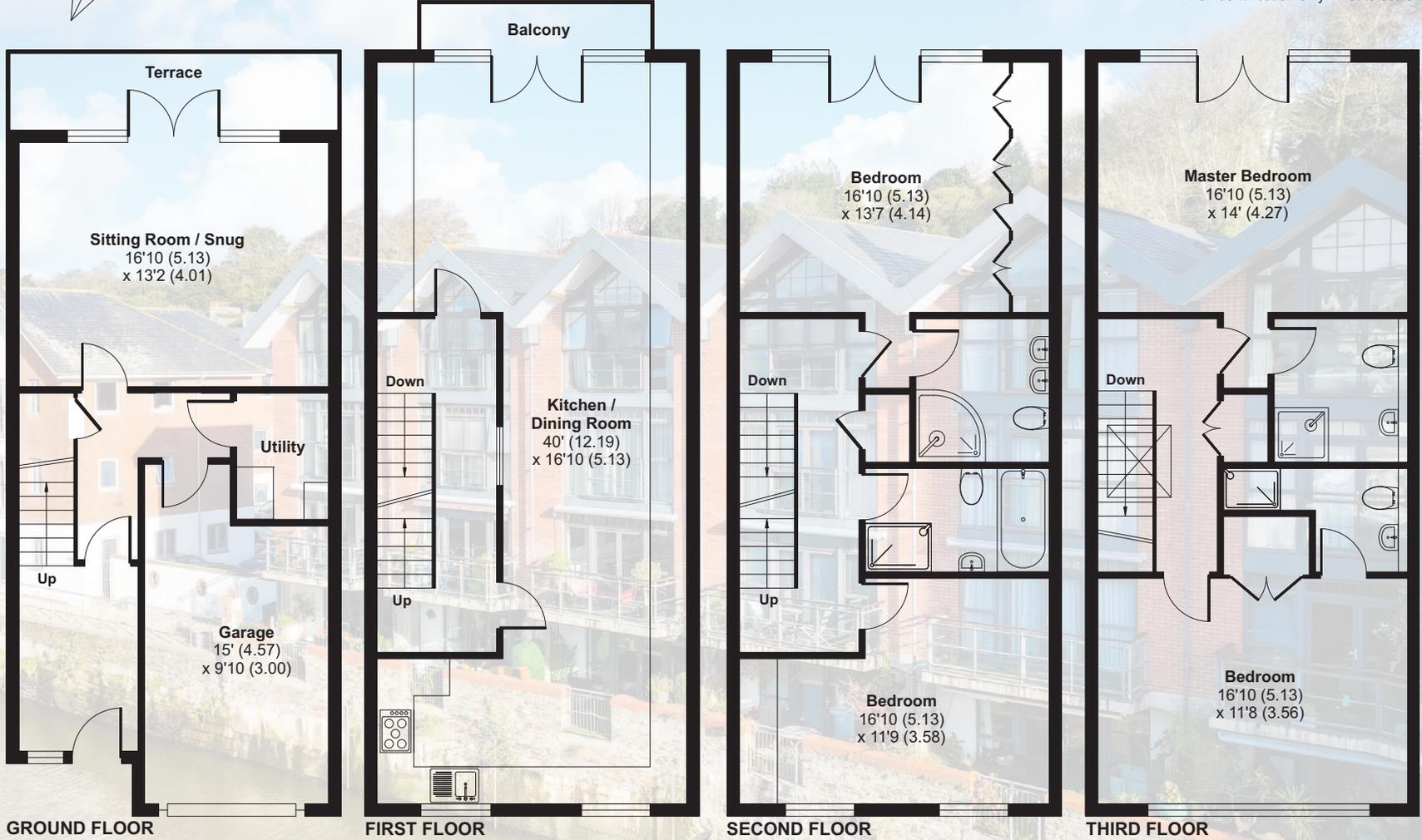


# 7 Poltisco Wharf, Malpas Road, Truro, TR1

Main House = 2425 sq ft / 225.2 sq m  
 Total = 2590 sq ft / 240.6 sq m (includes garage)

For identification only - Not to scale

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             | 76 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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**FIXTURES & FITTINGS** Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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