



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10131

£1,395,000

Swans Ridge,  
The Old Nursery, Malpas, Truro, Cornwall, TR1 1SQ

**FREEHOLD**



Located in the heart of the sought after waterside village of Malpas with elevated and panoramic views of the river and surrounding unspoilt woodland, a superb, 2015 built contemporary home with almost 3,500sq.ft. of carefully designed and immaculately presented 4 bedroomed, 4 bath/shower roomed accommodation arranged over four levels including 4 car garage and professionally landscaped gardens and raised garden room pod with fabulous views over the village and tidal creek below.







### **SUMMARY OF ACCOMMODATION – In all, 3,487sq.ft.**

**Lower Ground Floor** 4 car garage, plant room/store, utility room, turning staircase to ground floor

**Ground Floor** Landing/entrance hall, bedroom 2 with en-suite shower room, bedroom 3 with en-suite shower room, bedroom 4. Family bathroom.

**First Floor** Landing, cloakroom/wc, vast open-plan living space with covered water view balcony, doors to rear garden.

**Second Floor** Huge principal bedroom suite with sitting area, bedroom, water view balcony, dressing room, en-suite shower room.

**Outside** From 4 car garage entrance, steps ascend to side terrace with beautifully landscaped rear gardens and steps to raised terrace with garden room pod and pergola.

### **DESCRIPTION**

The availability of Swans Ridge represents a rare and exciting opportunity to acquire a fantastic, 2015 built contemporary home located right in the heart of the sought after waterside village of Malpas just south of the cathedral city of Truro with elevated far reaching panoramic views over the river and surrounding unspoilt woodland. The house has almost 3,500sq.ft. of accommodation in total arranged over four floors, this spacious well appointed home is perfect for low maintenance family living with particularly generous proportioned and very well appointed accommodation which needs to be seen first hand to be fully appreciated.

The Old Nursery is a small select development of just a handful of individually built contemporary homes with Swans Ridge being the first of this private no-through lane.

The property is entered usually through its vast lower ground floor four car, double width, double depth garage with electric door with parking space out front. This lower ground floor has a useful plant room/store and utility room keeping the white goods well away from the living space in the house. A turning staircase ascends to the entrance level where there are three large double bedrooms, two with large en-suite shower rooms and the fourth bedroom using a large family bathroom. The turning staircase ascends further to the main reception space, a vast open-plan living room with contemporary woodburning stove, space for easy chairs and sofas and a 10 seater dining table with double glazed sliding doors onto a broad part covered water view balcony enjoying some of the best views imaginable over the creek and woodland below. To the rear of the room is a well fitted kitchen with high quality Miele appliances and doors onto the rear gardens.



On the top floor is a fabulous large principal bedroom suite with sitting area opening through glazed doors into the main bedroom with water view balcony; a vast double bedroom with both dressing room and high quality en-suite shower room.





Planning permission has been granted in 2022 for the creation of a one bedroomed, two storey ancillary accommodation annexe (PA22/02164), perfect for those with dependent relatives or wishing to accommodate guests.

To the rear of the house area beautifully tended, professionally landscaped gardens which ascend to a broad raised terrace with exceptional views of the creek below. This terrace currently houses a hot tub and a fabulous garden room pod, making for an exceptional all year round entertaining area, yet without the responsibility and maintenance of a large garden.

**All in all, an exceptional large and versatile contemporary home in one of Cornwall's prettiest and most sought after waterside villages just south of the cathedral city of Truro.**

### **GENERAL SPECIFICATION**

- High quality German kitchen designed by Torben Schmid with Bauformat units.
- Miele appliances. Quooker tap (including sparkling water) and Silestone 'Calcutta Gold' tops. Integrated appliances including induction hob with discreet extractor, twin ovens and warming drawers, microwave/combi-oven (all Wi-Fi enabled and App controlled). Coffee machine. Full height fridge, separate freezer and dishwasher. Strip lighting below tops and units. Walk-in pantry.
- Wc/cloakroom on same floor as living space.
- Incredible double aspect principal bedroom suite occupying the entirety of the top floor and enjoying its own private balcony, stunning elevated river views, private sitting area, double aspect dressing room with fitted shelves and rails and double aspect principal shower suite with plank style tiles.
- Bedroom 2, 3 & 4 all large doubles with second and third bedrooms both with large en-suite shower rooms and fitted wardrobes.
- Luxuriously appointed family bathroom with freestanding bath and concealed cistern with veined marble tiling.



- Integral double garage, particularly large (double width and double depth) with electric door housing 3-4 cars, if required plus additional parking space in front of house.
- External courtesy lighting, courtyard garden with spiral staircase. 6 seater American Whirlpool hot tub with remote controlled Ramanso pergola including LED lighting and sunbathing area.



**Not to scale – for identification purposes only.**

## Malpas, Truro, TR1

APPROX. GROSS INTERNAL FLOOR AREA 3487 SQ FT 323.9 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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## **GENERAL INFORMATION**

**VIEWING** Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

**POST CODE** TR1 1SQ.

**SERVICES** Mains water, mains electricity, mains drainage. Air source heat pump for heating.

**MOBILE PHONE COVERAGE** All major providers likely.

**BROADBAND** Ultrafast broadband available – 1800Mbps download speed. 220Mbps upload speed.

**COUNCIL TAX BAND** F (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

**DIRECTIONS** Proceed into the village of Malpas and shortly after entering the village as the road bears round to the left, pass the entrance to Victoria Quay on the right hand side. After approximately 100 yards turn left into The Old Nursery where Swans Ridge is the first house on the left hand side.

**AGENT'S NOTE** The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

**OFFICE OPENING HOURS** Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

## **THE PROPERTY OMBUDSMAN**

Approved Redress Scheme





