



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10080

£285,000

3 Polruan Road,
Malpas, Truro, Cornwall, TR1 1QR

FREEHOLD



Occupying an elevated position and commanding lovely views over Truro River, a 2 bedroomed end of terrace home with large gardens to the front and to the rear. With very obvious scope to significantly extend the existing house (subject to all necessary consents) or build an additional detached dwelling with parking for 2 cars (plus a further 2 for the existing dwelling), for which planning permission has been obtained. Just a short stroll away from Truro city centre and the picturesque riverside village of Malpas.





SUMMARY OF ACCOMMODATION – In all, about 851sq.ft.

Ground Floor Entrance hall, kitchen/dining room, sitting room, storage room with wc.

First Floor Landing, 2 bedrooms, family bathroom.

Outside Large front and rear gardens with several vantage points and patios.



DESCRIPTION

3 Polruan Road occupies an elevated position, overlooking Truro River and is just a short stroll to the city centre whilst having Boscawen Park and Malpas Village within walking distance in the other direction.

Since the property's construction in 1950, 3 Polruan Road has only had two owners with our client's ownership beginning in 2021, during which time the property has been greatly improved. Number 3 is a beautifully presented two bedroomed end of terrace house with both a large front and rear garden which provides several different vantage points from which to enjoy the views over the river.

The plot size also offers very obvious scope to extend to the side, subject to all necessary consents. Such is the size and versatility of the plot, our clients have successfully obtained planning permission to build a detached two bedroom dwelling, creating an exciting opportunity for a self-builder or for multi-generational living. Further information can be found by visiting Cornwall Council's online planning portal under planning reference PA22/08288. Alternatively, and subject to obtaining the necessary consents, a further purchaser may wish to substantially extend and improve number 3 instead, creating a larger family home with garden and parking, just a short walk away from the city centre.

Internally, number 3 comprises two main reception rooms, one of which is the lounge with a large picture window overlooking the front garden and out across Truro River whilst the other is a beautifully presented kitchen/dining room with a range of integrated appliances and a large window overlooking the rear garden. Off the kitchen/dining room a door leads to a hallway which in turn opens to the front and rear garden as well as having a door opening to a storage room with a wc.

Upstairs, there are two double bedrooms, the principal having a lovely outlook over the front garden and out to the river, as well as a family bathroom.



There is access from both Polruan Road below and Tregothnan Road above. The gardens are sloping with a pathway dissecting two areas of lawn to either side which leads to the front door and the patio which enjoys splendid views. To the rear of the house is a further patio and steps to either side which ascend to the top tier of the garden which is also sloping

with level areas. From the patio next to the kitchen, a gate opens to a flight of steps which are shared with the neighbouring property, which in turn lead to private pathways for both properties which lead up to Tregothnan Road at the top.

In all, a beautifully presented 2 bedroomed home with further scope to enhance value boasting wonderful views, yet just a short walk to the city centre.

LOCATION

Polruan Road is close to the heart of the city, situated in an elevated position above the river providing wonderful views both down towards Malpas and upstream towards the city and Truro's magnificent cathedral.

Boscawen Park, about ½ a mile further along Malpas Road beside the river, includes tennis courts, football and cricket fields and a children's play area, whilst 1 mile further along the road lies the idyllic village of Malpas at the confluence of the Truro and Tresillian Rivers, with its boatyard, regular pleasure boat trips to Falmouth along the River Fal and Carrick Roads (Fal Estuary) and also the well known Heron Inn. There are delightful riverside walks to the village of St. Clement and to Tresillian.



The city centre of Truro is within a very easy walk from Polruan Road. The beautiful mostly cobbled Georgian and Victorian streets that surround Truro cathedral are filled with many local and national retailers along with bars, restaurants and cafés. On Lemon Quay piazza is a flagship Marks & Spencer store. Truro also has a multi-screen cinema, football and rugby clubs, sports centres with indoor pools and numerous other clubs and societies one

would expect of the county's capital city. Just a short drive leads to numerous superstores including a recently opened Waitrose and children's schooling is within walking distance including the independent Truro School and Truro High School for Girls. Truro is centrally placed within the county and it is little more than 15 minutes' drive to the creeks and sailing waters on the south coast or to the dramatic surfing beaches of the north coast.

THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)

From the front garden terrace, a part glazed uPVC door opens to:-

ENTRANCE HALLWAY With staircase to the first floor and opening to:-

KITCHEN / DINING ROOM – 15'1" x 9'1" max wall to wall Beautifully appointed with wooden base units under wood effect worktop with integrated Lamona appliances including an oven, a four ring ceramic hob with stainless steel extractor hood over, slimline dishwasher and a washing machine, porcelain sink with drainer, further wall mounted matching units, double glazed triple paned uPVC window overlooking the rear garden, built-in cupboard housing the hot water cylinder, opening to an understairs storage cupboard with plumbing for a tumble dryer, electric radiator and uPVC door to:-



INNER HALLWAY With doors opening to the front and to the rear and a further door opening to:-

STORAGE ROOM – 8'1" x 6' With uPVC glazed door overlooking the front patio, garden and across rooftops to Truro River, door leading to a wc with wall mounted wash basin, further recessed storage area.

From the entrance vestibule, a multi pane door opens to:-

SITTING ROOM – 16'2" max x 8'4" extending to 10'4" A wonderfully light double aspect room with triple pane double glazed uPVC window overlooking the front garden across rooftops over to Truro River and a second uPVC double glazed window overlooking the front garden patio, woodburning stove set upon an attractive stone hearth with recessed alcoves to either side, electric radiator.



From the entrance hall, a staircase ascends to:-

FIRST FLOOR

LANDING With doors to:-

PRINCIPAL BEDROOM – 16'2" max wall to wall x 10'5" (plus recessed wardrobe) A large double aspect double bedroom with triple pane double glazed uPVC window overlooking the front garden and providing a very pleasant outlook over rooftops to Truro River and the countryside beyond. Further double glazed uPVC window overlooking the front garden patio, recessed wardrobe, electric radiator.



FAMILY BATHROOM With panelled bath with Mira Décor shower head over, wash basin and pedestal, wc, heated ladder style towel rail, opaque glass uPVC double glazed window overlooking the rear garden.

BEDROOM 2 – 9'8" x 9'2" plus recess and built-in wardrobe A light double bedroom with uPVC double glazed window overlooking the front patio, across rooftops towards Truro city centre taking in the viaduct and the spires of the cathedral, built-in wardrobe, electric radiator.



OUTSIDE

3 Polruan Road has large front and rear gardens which are gently sloping with plenty of lawn and a number of well maintained shrubs and plants including mature hedging on the northern and eastern boundaries. There are several patio areas and vantage points from which to enjoy the view. The rear patio, directly next to the kitchen, has a gate which opens to a flight of steps which are shared with a neighbour and which lead to private pathways for both properties which in turn lead to Tregothnan Road at the rear of the property.



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 1QR.

SERVICES Mains water, drainage and electricity. Gas has been previously connected to the property and is in the road.

COUNCIL TAX BAND B (see www.mycounciltax.org.uk).

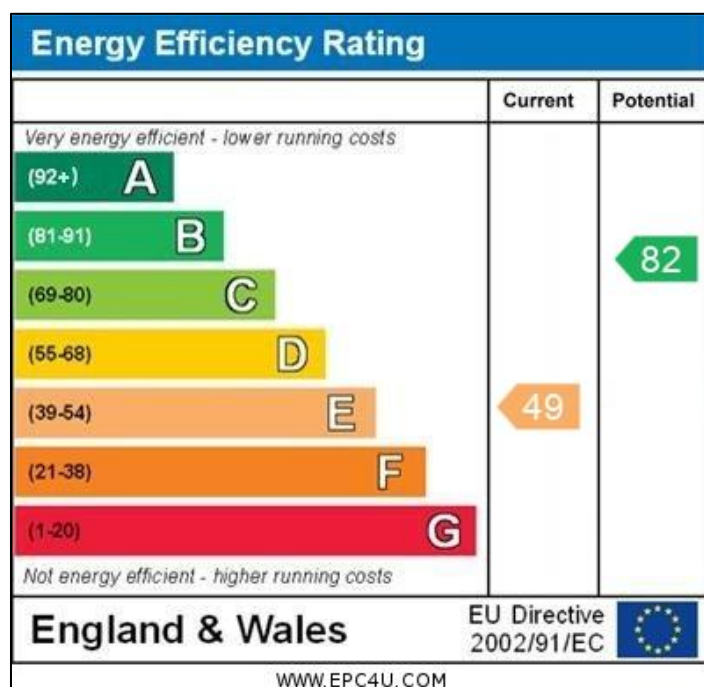
DIRECTIONS Please see attached map. From Trafalgar roundabout (by the Shell garage) follow the signs towards Malpas and continue along Malpas Road. Upon reaching a mini roundabout on your left hand side, turn left here and head up the road taking the first right hand turn. Park anywhere along Polruan Road and number 3 will be found as the end property on the second terrace of houses. You can also park on the top road, Tregothnan Road and approach number 3 from the rear.

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



Not to scale – for identification purposes only.



