



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

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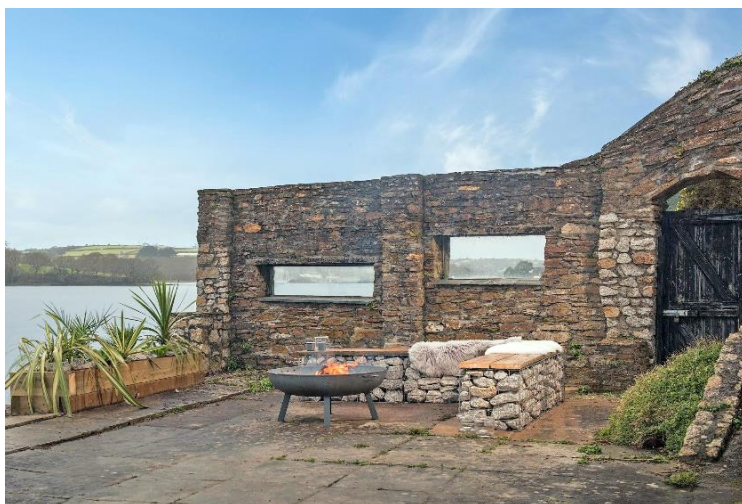
£1,500,000

Western House,
Malpas, Truro, Cornwall, TR1 1SQ

FREEHOLD



In an elevated position, with panoramic views over the Truro River, an iconic, impressive and exquisitely presented detached riverside home with gated driveway parking, garaging, terraced gardens and the extremely valuable assets of a quay, slipway and ownership of the foreshore. Benefitting from 4 double bedroomed, 3 bath/shower roomed accommodation – meticulously well cared for and beautifully presented throughout with low maintenance gardens. Found within a picturesque riverside village, just 2 miles from Truro city centre.





SUMMARY OF ACCOMMODATION

Ground Floor Entrance vestibule, entrance hall, snug, open-plan living/dining room/kitchen, bedroom 4, utility room, TV room, shower room.

First Floor Landing, family bath/shower room, 3 double bedrooms, en-suite to bedroom 1.

Outside Gated driveway parking for several vehicles, attached double garage, further parking for 2 on the riverside of the road, quay, slipway, boathouse, small shingle beach, foreshore ownership, hard landscaped terraced gardens to the rear, workshop, garden store, broad south west facing riverside terrace to the front.

DESCRIPTION

Western House occupies a prominent position within the riverside village of Malpas, having been tastefully renovated to an exacting standard by our clients and currently utilised as a successful holiday let. Western House is marketed by Unique Homestays as a profitable holiday rental under the name of Stella Maris. All images © Unique Homestays. The house sits in an elevated position, the first that one reaches on the approach to the village and enjoys the most spectacular panoramic views over the Truro River, treelined riverbanks and open countryside beyond.

The house entered by a broad, hardwood painted front door opens into an entrance vestibule and thereafter into an entrance hall which serves much of the accommodation,



leading to a ground floor double bedroom, beautifully appointed utility room which thereafter leads to a downstairs shower room and cosy TV room and separately into a snug, with riverside views and leading through to the open-plan living/dining room/kitchen. Meticulously appointed with a dove grey Shaker style fitted kitchen, plentiful space for a dining table and chairs and cosy living area set around a freestanding log burning stove, all of which enjoying a magnificent vista out and across the river. On the first floor, there are three further double bedrooms, all of which to the front of the house with panoramic views across the river and one of which boasting a beautifully appointed en-suite shower room in addition to the family bath/shower room.

Outside, a vehicular gate opens to a driveway which offers plentiful parking in front of the attached double garage, with further parking available for 2 vehicles on a tarmacadam envelope to the side of the village road. Broad slate paved alfresco dining terrace spans the entire breadth of the front of the house and enjoys a sunny south westerly aspect with an uninterrupted panoramic view across the Truro River and to the treelined riverbank beyond.

Undoubtedly the unique combination of accommodation epitomises what a truly rare, and special opportunity Western House represents. Below the village road, steps descend to a broad paved quay on the water's edge, with a boathouse and slipway, sheltered small shingle beach and extensive ownership of the foreshore. Steps lead from either side of the broad river facing terrace up to a terrace, hard landscaped but beautifully planted low maintenance rear garden from which further elevated vistas can be enjoyed across the river.

Undoubtedly an incredible riverside main home, retirement purchase or lucrative rental opportunity.

LOCATION

Malpas is an enchanting and peaceful village at the end of a no-through road with a well known pub, The Heron Inn, which offers excellent year round food and beautiful views over the river. There is also a small boatyard in the village and a slipway giving access to the water, where there are also swing moorings. This tranquil stretch of river is an ideal place to learn to sail or enjoying kayaking and stand up paddleboarding as well as birdwatching on the numerous creekside walks which lead through the woodland around to St Clement in one direction and Boscawen Park in the other.

River trips leave from Malpas to the bustling harbour port of Falmouth via the River Fal and the Carrick Roads with various stop off points and there are numerous picturesque villages to explore by boat around the Carrick Roads including the upmarket sailing haven of St Mawes, Loe beach at Feock, where there is a sailing school and café, Mylor, home to the best marina on the south coast of Cornwall and Flushing.

Under 2 miles away lies the cathedral city of Truro which is Cornwall's commercial and administrative capital and provides a superb array of local and national retailers, leisure facilities including a cinema and theatre, together with excellent private and state schooling. Truro has picturesque, cobbled streets, many restaurants and cafés and all that one would expect of the county's capital including a mainline railway station with a direct line to London Paddington.

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

A broad, slate tiled and mosaic bricked river facing terrace leads from the driveway, spanning the main, slate hung façade of the house, enjoying a sunny south westerly position and the best of the day's sunshine, elevated above the village road and enjoying a panoramic vista across the river to the wooded banks beyond. A covered, openair entrance porch, leads to a hardwood painted front door, in turn into an:-

ENTRANCE VESTIBULE Through a part stained glass painted internal door into the entrance hall which further serves a ground floor bedroom, utility room, snug and with the staircase ascending to the first floor landing. With a contemporary mosaic tile floor and warmed by a central heating radiator. A light, welcome approach to the accommodation with a door opening through to the:-

SNUG – 16'1" x 12'9" With a tall, deep sill sash window, with shutters to the front elevation enjoying a magnificent vista across the river facing terrace and out across the river to the wooded banks beyond. A well proportioned, naturally light room with Ted Todd engineered oak flooring, and exposed painted beamed ceilings, warmed by a central heating radiator and thereafter leading through a wide square arch to the:-

OPEN-PLAN LIVING / DINING ROOM / KITCHEN – 23'5" x 22'8" A beautifully proportioned, naturally light dual aspect living space, with three sliding sash windows spanning the front elevation enjoying a magnificent, panoramic vista across the river to the wooded banks beyond. Clearly defined as three distinct areas, with a continuation of the high quality Ted Todd engineered dark oak flooring. A sitting area centred around a freestanding Clearview log burning stove set on a slate hearth, further warmed by a central heating radiator and lit by a range of inset LED downlighters. In front of the river facing windows, plentiful space for a dining table and chairs, adjacent to a broad array of fitted cabinets, beneath high quality marble worktops, providing further storage, with a dining area adjacent to the open-plan, beautifully appointed kitchen.



KITCHEN AREA With a dove grey range of Shaker style units, set in a U-shape beneath high quality marble worktops, comprising a range of fitted matching wall and base units, integrated high quality appliances including a Bosch oven, Bosch induction hob and concealed extractor fan, Samsung fridge and freezer as well as an undercounter Bosch dishwasher. An undermounted stainless steel bowl sink with carved drainer sits beneath the sliding sash window on the front elevation overlooking the river. A further doorway to the side leads out to a courtyard garden to the side and around to the back garden.



From the initial entrance hall, a door also opens to:-

BEDROOM 4 – 12'6" x 12'4" A well proportioned, again naturally light bedroom, with broad and tall sliding double glazed sash window with feature shutters on the front elevation, enjoying a wonderful vista across the river facing terrace and across the river itself to the wooded banks beyond. A large bedroom, with Ted Todd engineered oak flooring and feature fireplace with slate hearth, mantel surround and further warmed by a central heating radiator.

UTILITY ROOM – 16'8" x 6'9" Another particularly large room, lit by a range of inset LED downlighters, with deep sill window across the rear elevation. A very practical space, with a continuation of the modern mosaic tiled flooring and fitted with a broad array of base units beneath a roll edged granite effect worktop, with space and plumbing for appliances and further fitted with a single bowl stainless steel sink and drainer. Warmed by a central heating radiator and further serving a downstairs shower room and:-

TV ROOM / HOME OFFICE – 12' x 8' With a continuation of the modern mosaic tiled flooring and lit by a tall sash window on the rear elevation with fitted



shutters, a perfect, cosy corner to tuck away and watch TV, or repurposed as a fantastic home office. Warmed by a central heating radiator.

SHOWER ROOM Lavishly appointed with a continuation of the contemporary mosaic tiled flooring and fitted with a low level flush wc, marble shelf mounted wash hand basin with industrial style sanitaryware and a fabulous walk-in shower enclosure with fixed glazed screen, beneath a part glazed ceiling, with a rainfall shower head and separate handheld attachment. Further warmed by a central heating radiator.

Steps ascends from the hallway to the:-

FIRST FLOOR LANDING Flooded with light from a broad double glazed window on the side elevation with fitted shutters, the landing serving the 3 remaining bedrooms and the beautifully appointed family bathroom.

FAMILY BATHROOM Again, lavishly appointed with a white four piece suite comprising low level flush wc, wall mounted wash hand basin, with a double ended bath with mixer central tap and walk-in shower enclosure with fixed glazed screen and a rainfall shower head with separate handheld attachment. With marble tiling to splashback areas and lit by a broad window on the rear elevation and a further range of inset LED downlighters, warmed by a ladder style wall mounted heated towel rail.

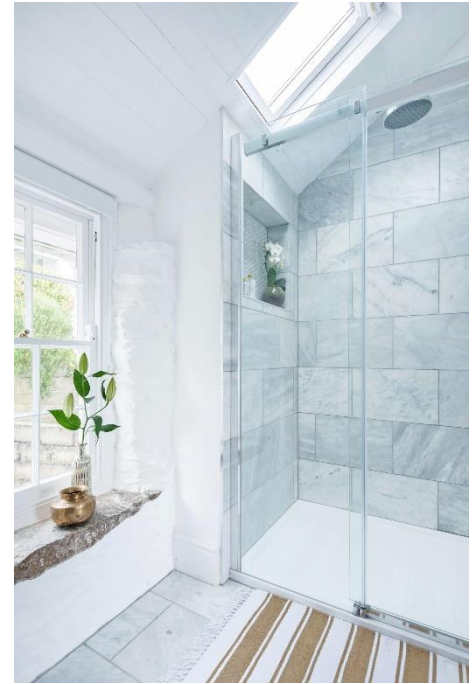


BEDROOM 2 – 10' x 8'1" A good size double bedroom, with deep sill tall sliding sash window on the front elevation, with fitted shutters, affording the most magnificent view across the river. With stripped oak flooring and warmed by a central heating radiator.

BEDROOM 3 – 10'2" x 8'1" A good size double bedroom, with deep sill tall sliding sash window on the front elevation, with fitted shutters, affording the most magnificent view across the river. With stripped oak flooring and warmed by a central heating radiator.



BEDROOM 1 – 16' x 10'8" A magnificently proportioned, naturally light room with deep sill tall sliding sash window with fitted shutters, on the front elevation enjoying the most magnificent view across the river. Warmed by a central heating radiator and complemented by fitted wardrobes, stripped wooden flooring and former feature fireplace with painted mantel and surround, and part glazed doors opening through to a beautifully appointed:-



EN-SUITE SHOWER ROOM Comprising low level flush wc, wall mounted wash hand basin and walk-in shower enclosure with fixed glazed screen and pivot leaf, with a rainfall shower head and separate handheld attachment, with a tiled niche and lit by a high level Velux window and multi pane sliding sash window on the rear elevation. Warmed by a wall mounted ladder style heated towel rail and further lit by a range of inset LED downlighters.

OUTSIDE

Western House has the unusual, and magnificent combination of plentiful parking, delightful low maintenance terraced front and rear gardens and a sprawling, highly sought after quay – a combination of all three, in this particularly sought after riverside village, close to Truro, is a very rare find.

Below the village road, a pedestrian gate opens onto a flight of steps descending to the property's private quay and foreshore, which is an exceedingly rare and fantastic amenity with a large paved topped granite faced quayside, then having a protruding quay extending a small way out into the Truro River with granite mooring bollards towards its end. A small shingle beach is sheltered between the quay and a broad slipway which gives simply access for smaller craft into the tidal waters. The set up is ideal for over wintering larger yachts which could be moored a short distance away in a deeper section of the river, subject to application, and at the rear of the quay is a **small boathouse** with painted timber double doors and a vaulted roof, an ideal space for keeping boating equipment, dinghy's etc.

There is a parking area owned by Western House on the waterside side of the road, in addition a gated driveway rises up behind modern fencing and hedging to a parking and

turning area at the side of the house in front of an **attached double garage**. With two electrically operated up and over doors with courtesy lighting and windows to the side.

Across the front of the house is a broad and deep paved terrace with low stone walled frontage allowing fantastic views across the property's own foreshore and quay, this terrace basking in the best of the days southerly sun and a magnificent, uninterrupted panoramic vista across the river to the wooded banks beyond. Steps at either end of the garden ascend to the terraced, beautifully stocked, landscaped, low maintenance garden to the rear, with an array of thick stocked beds, rising steeply up the hillside where one will find a broad covered alfresco dining terrace adjacent to a workshop, again enjoying a magnificent vista across the rooftop of the house below and out into the Truro River.

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 and electricity. Newly installed private drainage system and oil fired central heating boiler.

MOBILE PHONE COVERAGE All major providers likely.

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

COUNCIL TAX BAND Small Business Rates.

DIRECTIONS From Truro at the Trafalgar roundabout take the exit signposted to Malpas and follow this road beside the river passing Boscawen Park, the cricket ground and Sunny Corner. After driving through a very pretty area under trees, entering Malpas, with Western House being the first property on the left hand side, with parking on the right hand side of the road where it also owns the quay and foreshore.

AGENT'S NOTE 1 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.

AGENT'S NOTE 2 Western House is marketed by Unique Homestays as a profitable holiday rental under the name of Stella Maris. All images © of Unique Homestays.

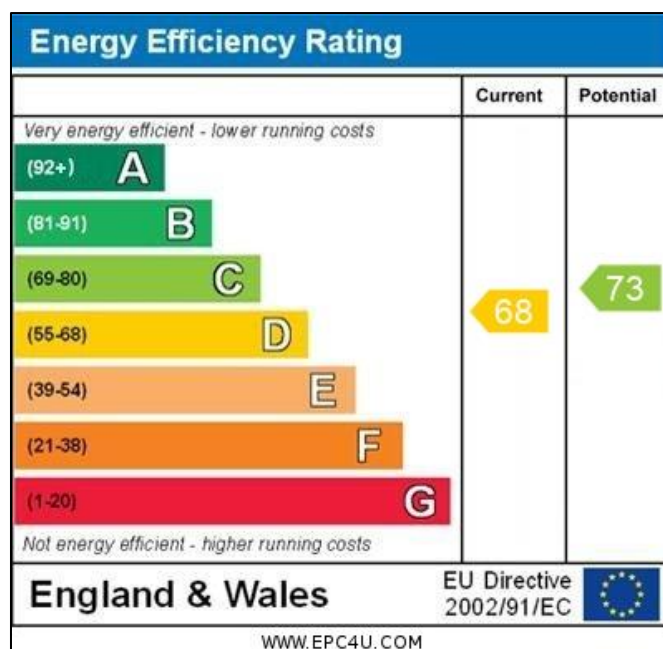
AGENT'S NOTE 3 A planning application was made, and refused, on The Quarry which one will find before Western House, on the approach to Malpas. The planning reference number is PA22/00438. The application was for demolition of the redundant buildings and construction of 8 new dwellings, and the refusal was swiftly determined, confirming 'the site

is within the Cornwall Area of Outstanding Natural Beauty for which is a landscape having the highest level of protection and whose scenic beauty in character should be protected from harm'. The application went to appeal, and was also refused.

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.

Western House, Malpas, Truro

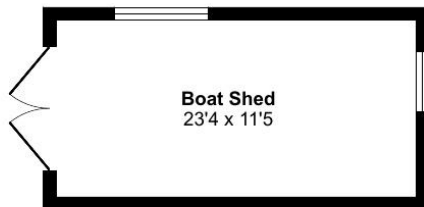
Approximate Area = 1915 sq ft / 177.9 sq m

Garage = 299 sq ft / 27.7 sq m

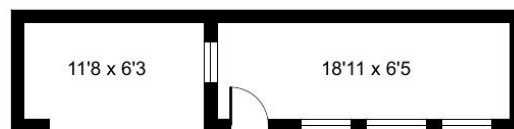
Outbuilding = 458 sq ft / 42.5 sq m

Total = 2672 sq ft / 248.1 sq m

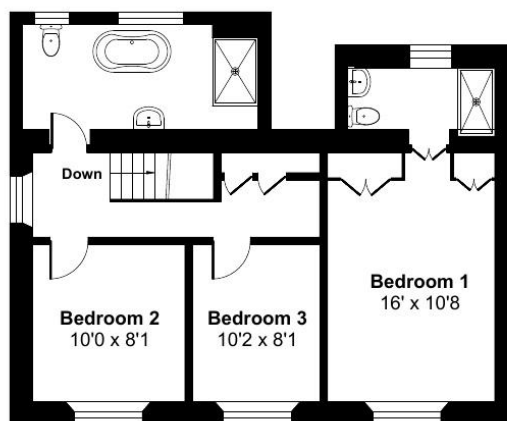
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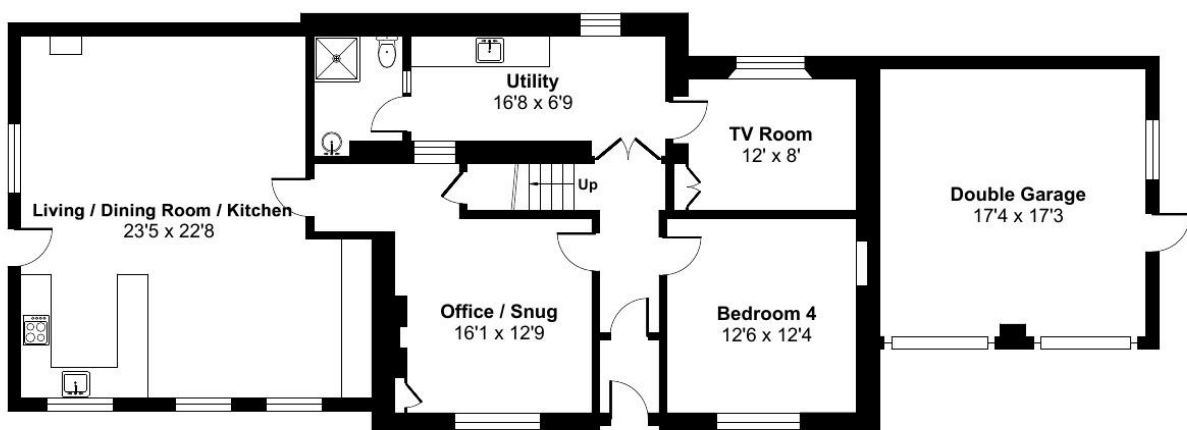
OUTBUILDING 1



OUTBUILDING 2 / 3



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2025. Produced for Lilliecap Chilcott. REF: 1309533

