



Stable Cottage





# Stable Cottage

St. Clement, Truro, TR1 1SX

Truro 1.5 miles Malpas 1 mile St. Clement 1 mile

An attractive, attached barn conversion forming part of a small cluster of character properties in a beautiful rural setting

- Three Bedroom Barn Conversion
- Idyllic Rural Position
- Close to Both Truro & Malpas
- Sun Terrace with Ornamental Pond
- No Onward Chain
- Timber Shed with Power
- Freehold
- Council Tax Band C

Guide Price £425,000

## SITUATION

Approximately one and a half miles from Truro, Stable Cottage is situated in a delightful countryside setting yet within easy reach of the city centre and the picturesque creekside village of Malpas.

Truro is the administrative, commercial and cultural centre of Cornwall. It has an excellent range of shops and supermarkets, superb leisure facilities and a major hospital together with first class private and state schools. There is a main line railway station connecting with London Paddington and regular flights depart from Newquay Airport to domestic and international destinations.

Nearby Malpas occupies an idyllic waterside setting where the Truro River meets the Tresillian River. The village is renowned for its thriving community and is home to the renowned Heron Inn. There are moorings on the river and in the summer months boats run up and down the river to St Mawes, Falmouth and Trelissick Gardens. The surrounding countryside is lush and unspoilt with much being designated as an Area of Outstanding Natural Beauty. There are walks along footpaths in the immediate vicinity allowing access to the picturesque village of St Clement.





## DESCRIPTION

A handsome and beautifully presented attached three bedroom barn conversion, Stable Cottage forms part of a small cluster of character properties in this lovely rural setting. Boasting an attractive exposed stone facade, the property is approached over a shared access lane leading directly from Sunny Corner on the Truro River.

A welcoming and spacious entrance hall provides access to a utility room/downstairs WC, equipped with plumbing for a washing machine. The cosy sitting room features a wood burner with brick surround, electric radiators and glazed door leading to a charming patio. Adjacent to the sitting room is a well-appointed kitchen/dining room, with a range of fitted units, oven, hob, extractor fan, and solid granite work surfaces. The kitchen flows into the extension, which was completed after the current owners moved in, offering a dining area, space to watch the birds, and access to the garden.

The first floor has three bedrooms and a family shower room. The master bedroom has modern fitted wardrobes, drawers, and picturesque views of rural woodland. Bedroom two has built-in storage, Velux style window, and space for dressing table. Bedroom three is presently used as study/guest accommodation. Completing the upper level is a modern shower room featuring underfloor heating, a double walk-in shower and a tranquil view of the cottage garden.

## OUTSIDE

The property is approached over a shared lane and parking for two small cars can be found to the front of the property with the benefit of some shared 'on lane' parking. The front garden is a delightful low maintenance shingled space with a wide variety of mature shrubs and plants and wooden bin storage area. To the rear there is a three tiered paved sun terrace with attractive raised corner ornamental pond. The main garden space is covered with slate chippings and has various raised beds. In one corner is a timber shed, with power, which the owners currently use as a workshop.

## VIEWINGS

Strictly by prior appointment with Stags Truro office on 01872 264488

## SERVICES

Mains electricity. Shared mains water. Shared private septic tank located on neighbouring land. Electric radiators. Wood burning stove and electric underfloor heating. Broadband speed – 70 Mbps downloads & 30Mbps upload, Mobile coverage indoors – EE, Three, O2 and Vodafone. Mobile coverage outdoors - EE, Three, O2 and Vodafone (Ofcom).

## DIRECTIONS

Proceed out of Truro towards the village of Malpas and at Sunny Corner turn left towards Park Farm between gate posts with a sign indicating 'Private Road Residents Only'. Continue up this lane for approximately 0.4 of a mile and Stable Cottage will be found on the right-hand side facing the lane.



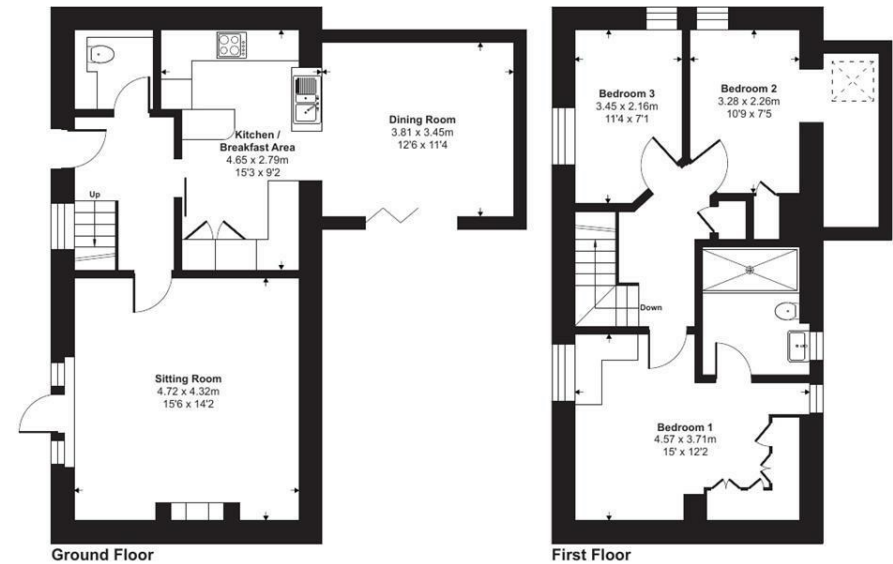


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1165 sq ft / 108.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		41	80

England & Wales EU Directive 2002/91/EC

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Stags. REF: 1106497