



Cliff Cottage







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Malpas, Truro, Cornwall, TR1 1SQ

Truro 2 miles St Agnes 11 miles Falmouth 13 miles

Wonderful views over Truro River are enjoyed from this lovely cottage with ancillary accommodation and parking. Understated from the road but viewing is essential to appreciate the accommodation on offer and vistas.

- Fabulous water views
- Impressive 1 bed ancillary accommodation
- Sought after riverside village
- Beautifully maintained
- Main House Council Tax Band F
- 3 Bed (all en-suite) cottage
- Picturesque walks and sailing facilities nearby
- 4 parking spaces
- Freehold
- The Nook Rateable Value - £2,000

Guide Price £1,150,000

Stags Truro

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SITUATION

Malpas is renowned for its beautiful waterside setting and thriving community, set in an Area of Outstanding Natural Beauty. It is home to the renowned Heron Inn and enjoys a lively social calendar. Malpas Marina is a short stroll whilst there are tranquil walks along the riverbank to the nearby village of St Clement and beyond.

A regular bus service runs into the nearby city of Truro. During the summer season, there are daily river trips on the Enterprise boat along Truro River to the River Fal and out into the Carrick Roads culminating at Falmouth. There are various sailing clubs nearby including Falmouth, which has the third largest natural harbour in the world and is home to the National Maritime Museum and the Royal Cornwall Yacht Club.

Truro is the administrative, commercial and cultural centre of Cornwall with an excellent range of shops, superb leisure facilities and a major hospital. There are also first class private and state schools together with a main line rail station connecting with London Paddington.

DESCRIPTION

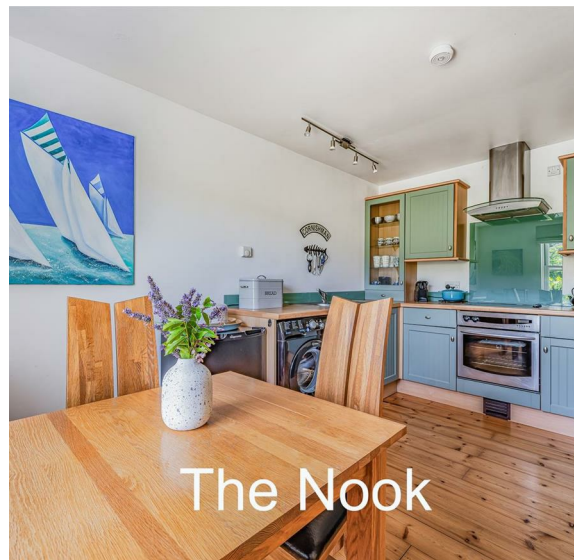
This beautiful characterful detached Cornish cottage is thought to date from 1842 and is set in the stunning village of Malpas with fantastic river views. Understated from the road, the cottage is arranged to capitalise on the vistas and a viewing is essential to appreciate the scale and quality of accommodation on offer.

Well-presented and updated throughout, the generous accommodation includes a master bedroom with en-suite including a shower and roll top bath. The second and third bedrooms also have en-suite shower rooms. The living accommodation includes an impressive entrance into the sitting/dining room with high vaulted ceiling and door to day room/study which has a balcony and striking river views. The kitchen/breakfast room is modern, spacious and light. It also has a utility cupboard, W/C and door to garden off the kitchen. Adjacent to the kitchen is another reception room with dual aspect views over the garden, river and surrounding countryside. The room also has a wood burning stove and surround sound system.

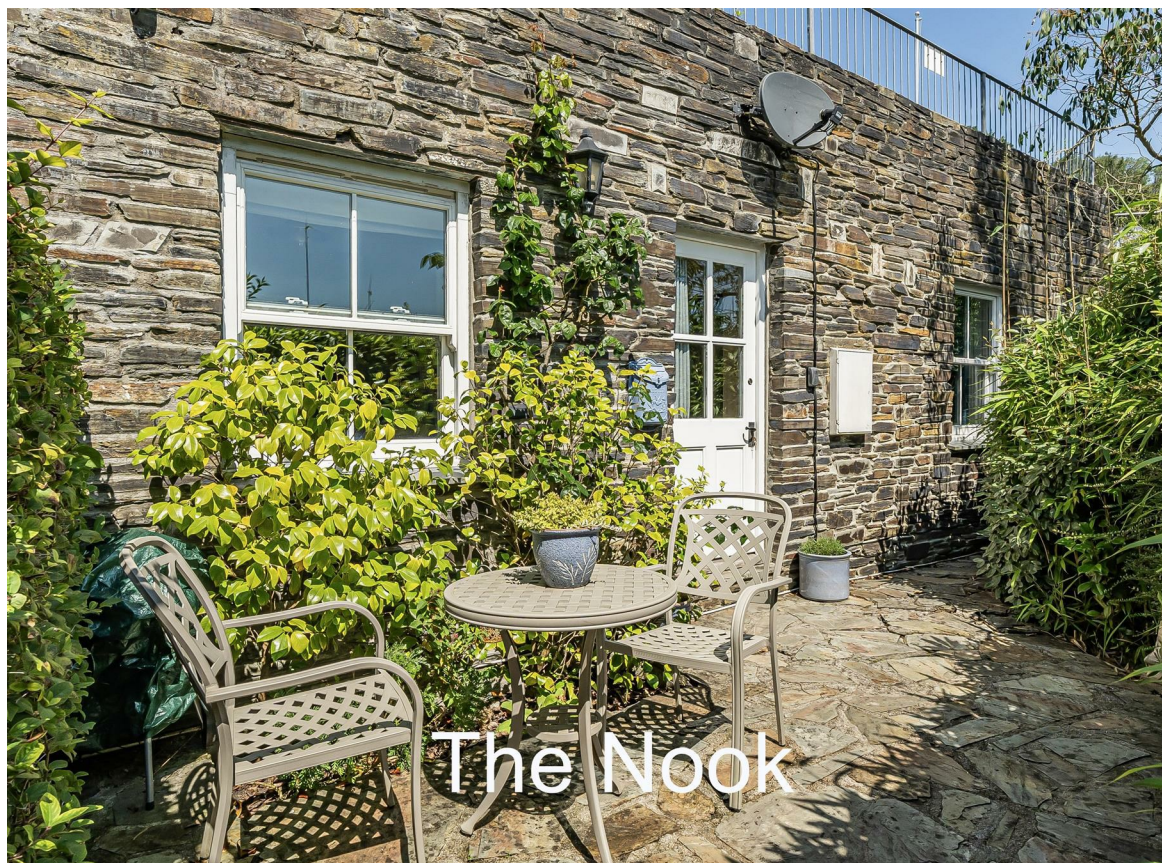




The Nook



The Nook



The Nook

THE NOOK

The Nook, a detached single-storey cottage, has a long history as a holiday rental, providing the owners with a valuable income over the years. The Nook is beautifully presented and offers a small patio area to the front with space for a table and chairs, ample double bedroom, modern bathroom, well-appointed kitchen and sitting room.

The Nook also makes this property a fantastic option for anyone looking for multi-generational living.

OUTSIDE

Above The Nook, you'll find off-road parking for four vehicles. The property features two independently gated pedestrian accesses and steps leading into the gardens and The Nook.

The private gardens are well-stocked with mature shrubs, plants, and trees, with pathways winding through to the rear entrance of the Kitchen/Breakfast Room. These paths lead to a magnificent south-facing sun terrace, offering uninterrupted views of the river and creek. This terrace is the perfect spot for all-day and evening sun, ideal for alfresco dining, barbecuing, or simply relaxing with a drink of your choice.

VIEWINGS

Strictly by prior appointment with Stags Truro office on 01872 264488

SERVICES

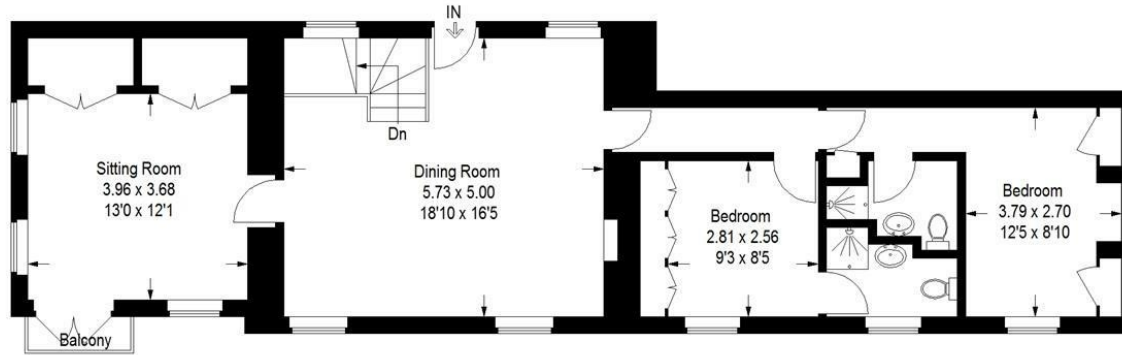
Mains water and electricity, private septic tank drainage. Oil fired central heating.

Broadband speed up to 80 Mbps, Mobile coverage indoors – EE, Three, O2 and Vodafone likely. Mobile coverage outdoors – EE, Three, O2 and Vodafone likely.

DIRECTIONS

Driving into Malpas from Truro, as you enter the village and pass the slipway drive Victoria Quay, Cliff Cottage is the next property on the right with parking immediately after.

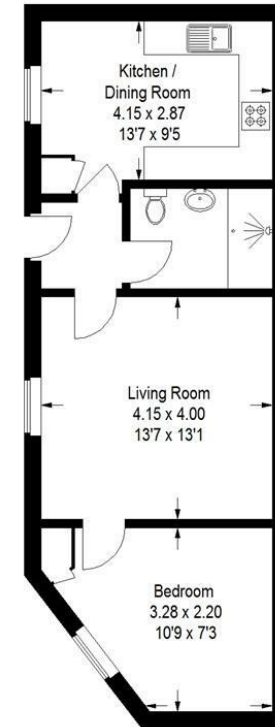
Approximate Gross Internal Area = 167.1 sq m / 1799 sq ft
 The Nook = 48.3 sq m / 519 sq ft
 Total = 215.4 sq m / 2318 sq ft



Ground Floor



Lower Ground Floor



The Nook

(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID1106981)



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	44	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

