



2 Newham Cottages

NEWHAM ROAD, NEWHAM, TRURO, TR1 2SU

Daniel Moore
The Truro Prestige Property Expert



2 Newham Cottages

Newham Road, Truro, TR1 2SU

2 Newham Cottages is a beautifully modernised and extended four bedroom semi-detached cottage with a self contained one bedroom annexe. Positioned to capture uninterrupted views of the Truro River, this property offers a serene retreat in a picturesque setting.



*To see video, legal pack and
more information scan QR code*



Tucked away above Newham Road in Truro is this unique, extended semi-detached cottage. This home is finished to a high standard and provides ample off road parking, landscaped gardens & stunning views.

Property at a glance

Modernised & Extended Cottage

Open Plan Living

Four Bedrooms

Two Bathrooms

Self Contained One Bedroomed Annexe

Landscaped Gardens

Secure Driveway

Double Glazing Throughout

Mains Gas Central Heating

EPC Rating – C

Conveniently located next to the Newham Trail, perfect for dog walkers & those avid cyclists. A perfect link for commuters too. www.truroloops.co.uk













OPEN PLAN LIVING

Step up and into the inviting living space situated on the first-floor, a spot to experience luxury and play host with the most!

The expansive kitchen, adorned with sleek pearl blue high gloss units, offers a huge amount of storage and integrated appliances. The central island houses the electric hob and sets the stage for culinary excellence.

A sliding barn door reveals a discreet utility space, ensuring every aspect of modern living is effortlessly accommodated.

Venturing off from the kitchen into the open plan living space, distinguished by its open vaulted ceilings and a large captivating glass triangular window. French doors beckon you onto the balcony, where panoramic views of the Truro River and Truro Cathedral unfold before your eyes. The living area, bathed in natural light, boasting both a space for functionality and elegance.

Stepping out through patio doors to the rear, leading to a large balcony with steps directly down into the rear garden.

Adjacent, the dining area with built in bench seating offers a perfect spot to savour meals while soaking in the scenic vistas.



BEDROOMS & BATHROOMS

The main house of this property offers four bedrooms and two family bathrooms, thoughtfully distributed across two levels for optimal convenience and comfort.

On the ground floor, you have the Master Bedroom. Windows to the side and the rear offering views out into the garden. Bedroom Two is also on the ground floor and gives a front facing view over the river and the private driveway.

A family bathroom on this level ensures convenience. The ground floor bathroom has been recently redesigned with a large walk in shower, separate bathtub, washbasin and low level WC both of which are mounted on to a modern vanity unit.

Ascending to the first floor, off of the main living space is the two additional bedrooms, each offering unique charm and character. Both rooms offer built in storage and built in window benches. Bedroom 4 is a well apportioned single bedroom that could also be used as a working office.

Another family bathroom on this level completes the accommodation, here is a jacuzzi bathtub with a shower above, washbasin and low level WC.

The cottage provides ample facilities for the whole household with a well-designed layout catering to both practicality and privacy.

“Riverside Tranquility, perfect for the whole family”





ONE BEDROOMED ANNEXE

The annexe of this property offers a spacious and versatile living space designed for modern comfort and convenience.

The open-plan lounge/kitchen/diner welcomes you with ample natural light streaming in. A built in storage cupboard adds additional practicality to the space. The kitchen area boasts grey high gloss units, complemented by an inset composite sink unit, integrated oven and hob with extraction and the convenience of a dishwasher. A breakfast bar adds a touch of casual dining charm to the room.

Adjacent to the living space is the annexe bedroom, a spacious room with a small wardrobe for storage efficiency.

The modern, fitted bathroom suite includes a bathtub with a drench shower overhead, a heated chrome towel rail, a low-level WC and a washbasin nestled within a vanity unit. There is also utility space for a washing machine offering practicality and comfort for daily living.

A boiler cupboard houses the two separate gas combination boilers.





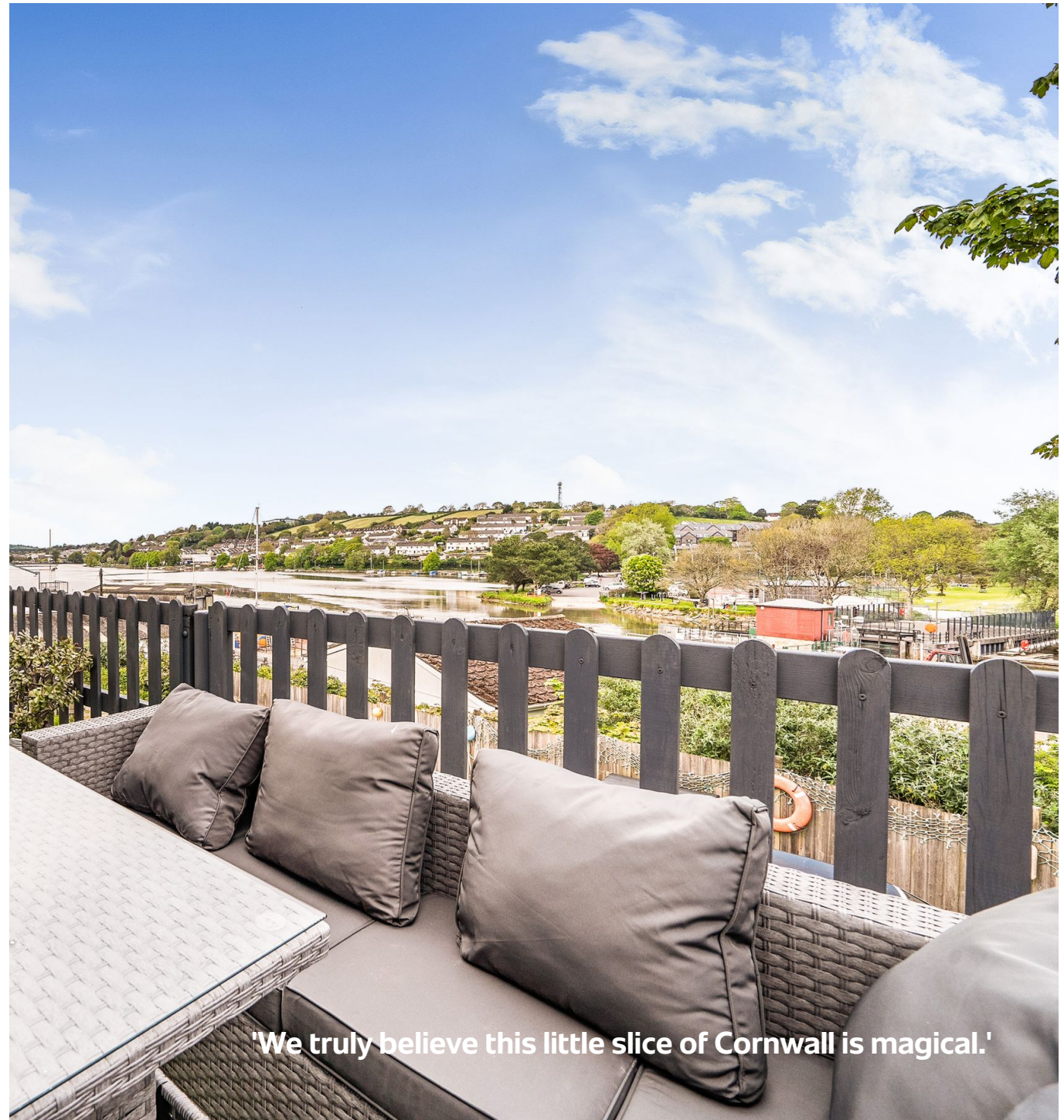
The Seller's view

'Given its location, it's hard to believe the peaceful oasis it really is. Right in the heart of things, but cleverly positioned to admire life from afar.

Many afternoons have been enjoyed on the balconies basking in the sunshine and watching the wildlife going about their business. In the evening, whichever outside space you choose, you may get lucky and hear the resident owl.

We have fabulous memories to last a lifetime of entertaining in such an amazing warm inviting space and our travels throughout Cornwall, as the house is so ideally placed to explore whichever direction you decide.

Thinking about what we will miss, there's a list as long as our arms, however definitely top of that list has got to be the wow factor comments from everyone who visits.'



'We truly believe this little slice of Cornwall is magical.'



OUTSIDE SPACE & DRIVEWAY

At the front of the property, a private gated driveway welcomes you with ample space for parking, ensuring convenience and security for everyone.

The rear garden has been thoughtfully landscaped, boasting terraced sleeper walls and an array of attractive plantings that adorn its borders, creating a serene and picturesque setting. Enclosed by fencing, the garden offers both privacy and security, providing a tranquil retreat for relaxation and enjoyment.

Continuing around one side of the property, the garden extends its embrace. A raised decked platform provides a perfect spot for alfresco dining or simply soaking up the sun in style.

Whether you're cultivating your green thumb, entertaining guests or simply unwinding amidst nature's beauty, the rear garden of this property promises a lifestyle of tranquility and relaxation.



Directions

From the A30 at Carland Cross head into Truro on the A39. Continue on the A39 through Trispen & Buckshead and take the first exit at the roundabout on to Newquay Road. Turn right onto the A390 and head straight over the first roundabout. At the next roundabout take the first exit onto Newham Road. Follow the road down Newham Road and turn right into the yard just before Dotty's Pet Shop.

Services

Mains water, gas and electric

Tenure

Freehold

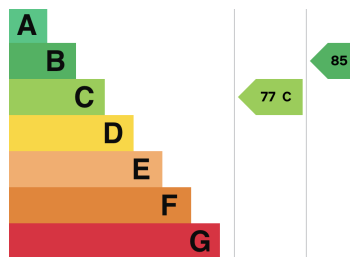
Local Authority & Tax Band

Cornwall County Council
County Hall, Truro, TR1 3AY

Tax band - B (Main House), A (Annexe)

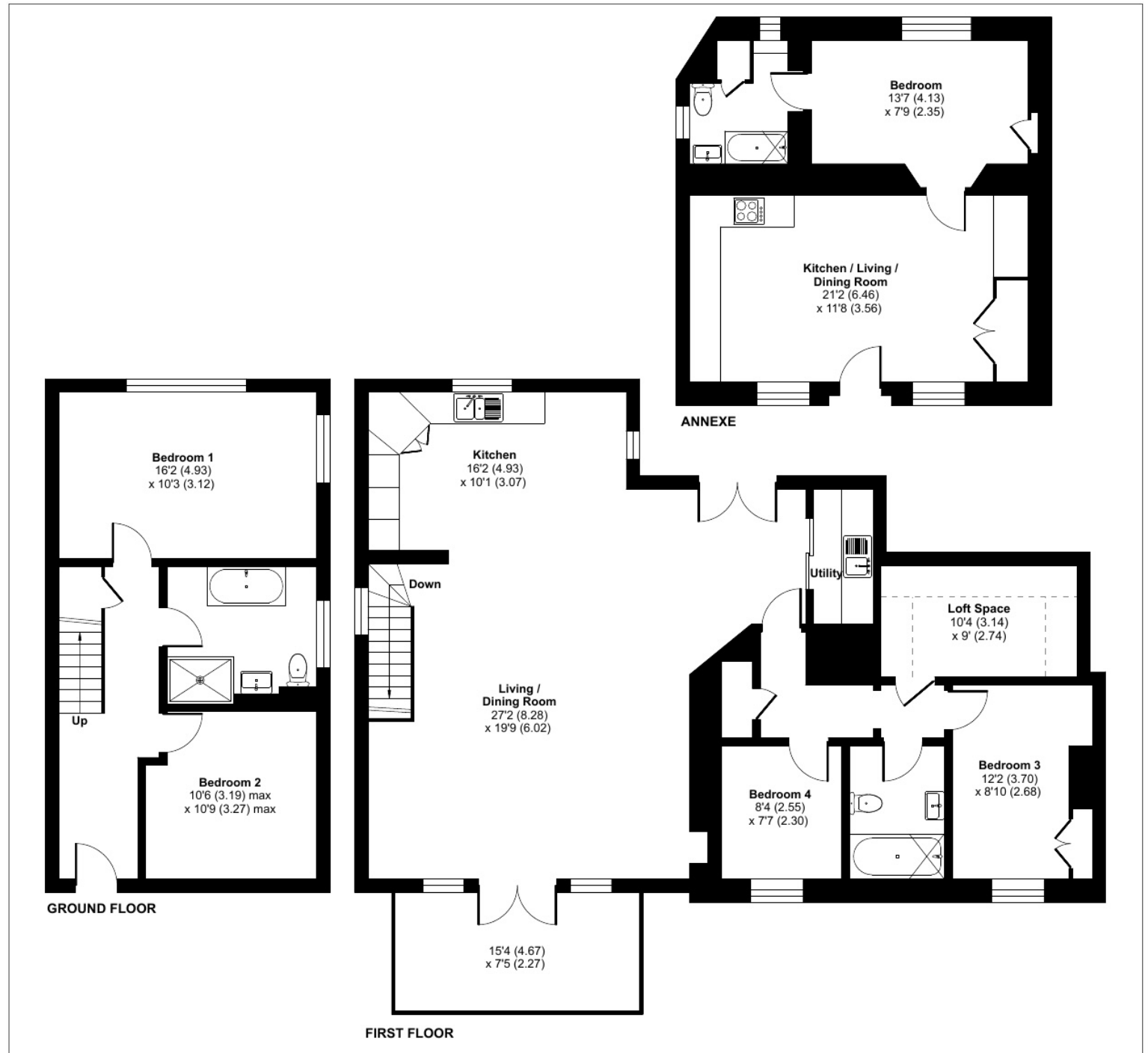
Viewing Arrangements

Viewing strictly by appointment with sole agent
Daniel Moore 07800980409
daniel.moore@thepropertyexperts.co.uk



AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



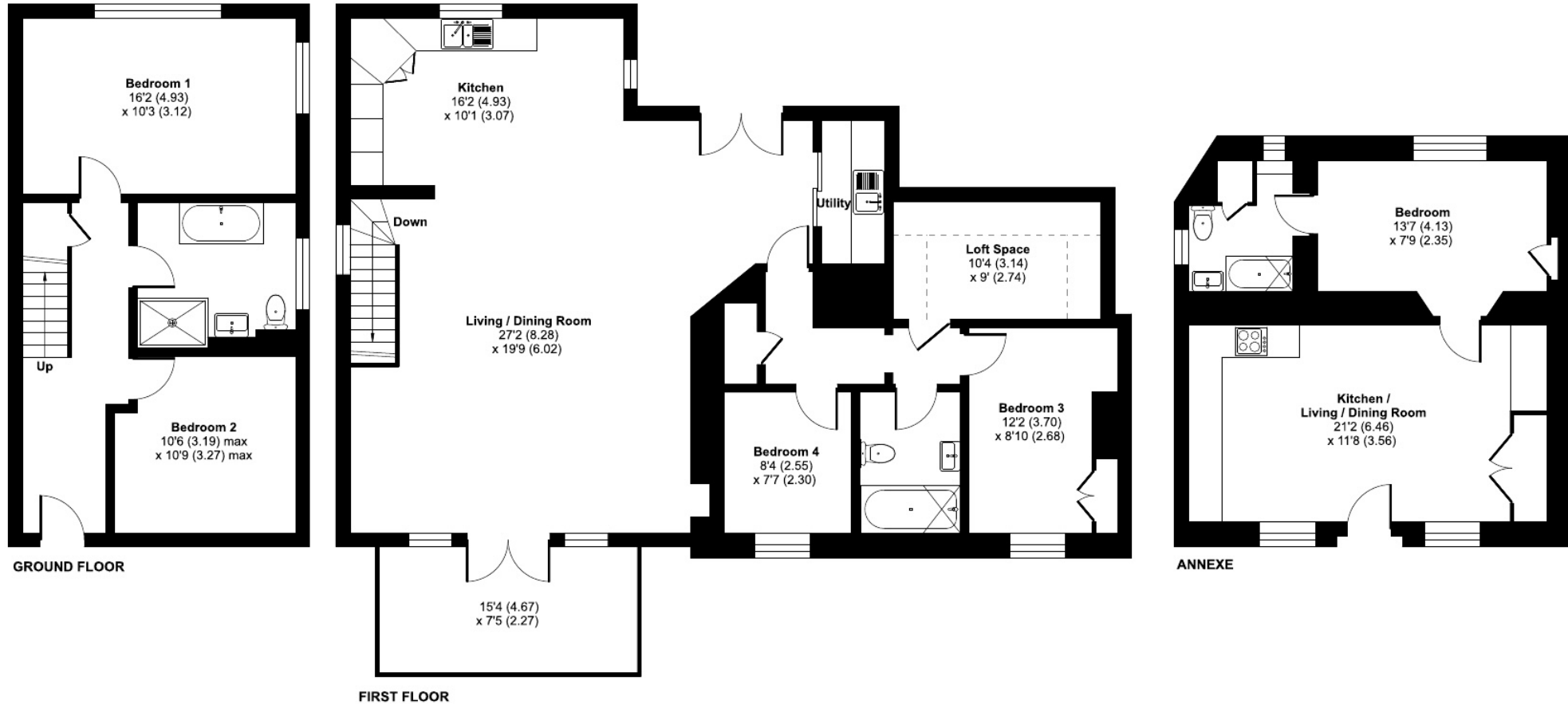


Approximate Area = 1625 sq ft / 150.9 sq m

Annexe = 452 sq ft / 41.9 sq m

Total = 2077 sq ft / 192.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\cheom 2024. Produced for Daniel Moore (The Property Experts). REF: 1117915



About the Area

TRURO

Cornwall's one and only city radiates a chic, urban charm that's reflected in endless shopping opportunities and some of the best restaurants and bars in the county.

Once a Norman castle stood where the present day Crown Court is located and Truro thrived as a port for many years. The prosperity of the late 18th and early 19th continues to this day and can be seen today in the elegant town houses that line the city's streets. Centre stage is Truro's impressive gothic revival cathedral that towers over the town. In its shadow a warren of back street are home to dozens of independent traders selling all you need from funky fashions and cool surf wear to locally made bread and Cornish cheeses.

Local Amenties & Distances

Town Centre 1 miles

Primary Schools 2.2 miles

Train Station 1.5 miles - Direct trains into London, Paddington.

Airport 18.3 miles

Bus Station 0.9 miles

Hospital 3 miles

Hall for Cornwall 0.9 Miles - www.hallforcornwall.co.uk

Ferry boat transfers, kayaking & paddle boarding on your doorstep! - www.falriver.co.uk/ferries/enterprise-boats



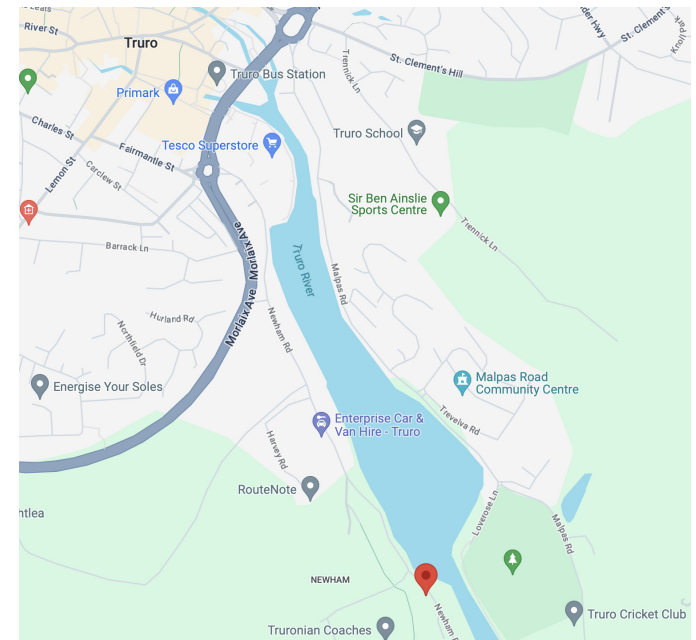
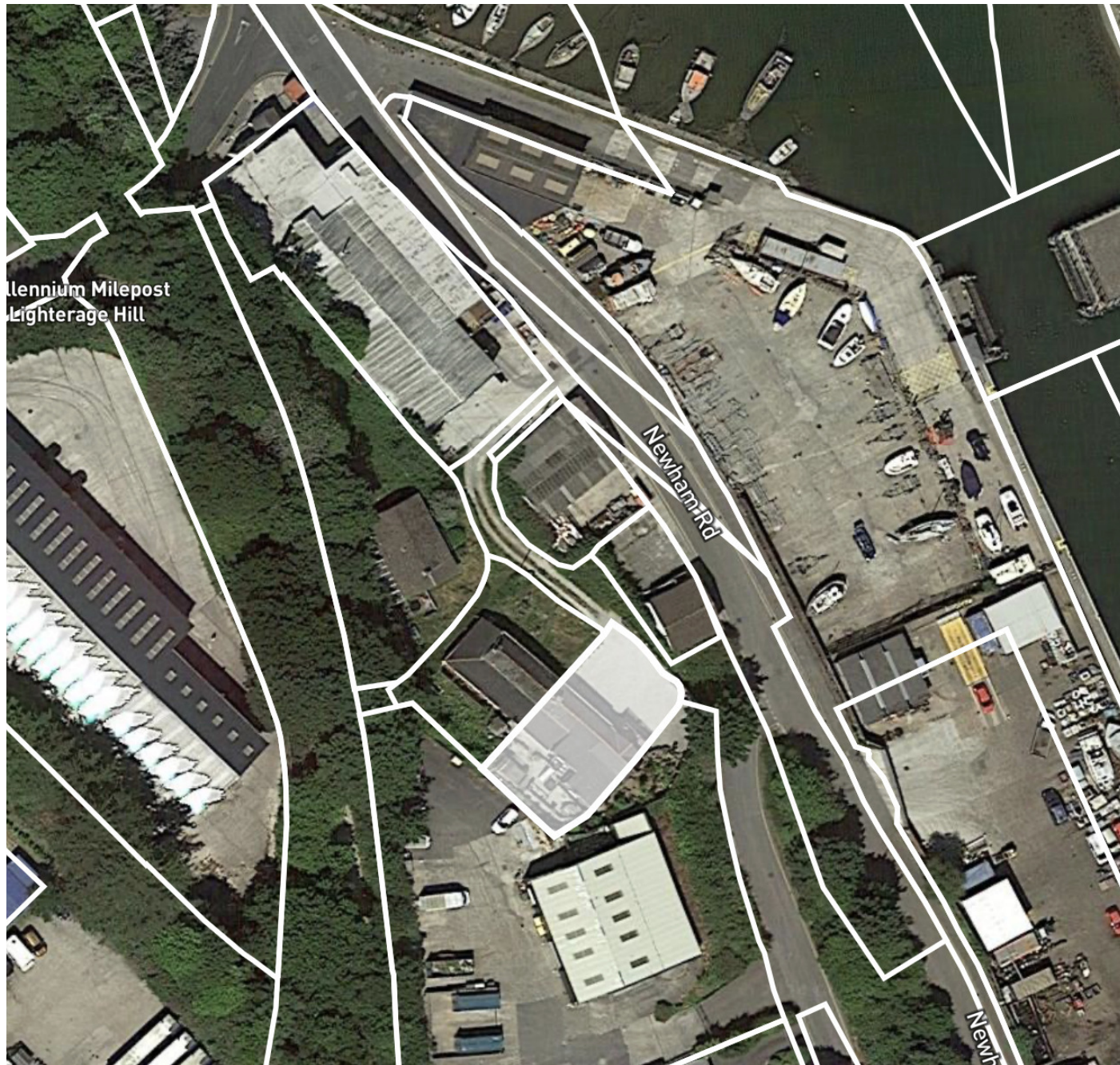


EXPLORE PORTHTOWAN

The Porthtowan area makes for an exceptionally beautiful stretch of Cornwall's iconic South West Coast Path, and a iconic beach famous for its surfing reputation. Walk along the cliffs to the east rises and falls over grassy hills adjacent to spectacularly sheer cliffs, and eventually wanders past the remains of the engine house at Wheal Charlotte.



Plot Size: 0.10 Acres 424.00 sq.m





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a valuation on your property*

Daniel Moore

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 - Trained in negotiation to extract the highest offer from buyers
 - Resulting in the maximum price for the seller and a smooth transaction
-

“Working with Dan has been an absolute pleasure. His friendly and authentic approach shines through, making every step of the process stress-free.

Dan’s dedication and tireless effort to ensure our satisfaction were truly remarkable. His local expertise proved invaluable, guiding us through the complexities of our journey.

I can’t recommend Dan highly enough. If you’re looking for a knowledgeable, five-star expert, Dan is your go-to. Thanks, Dan, for making our journey smooth and enjoyable!”



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