

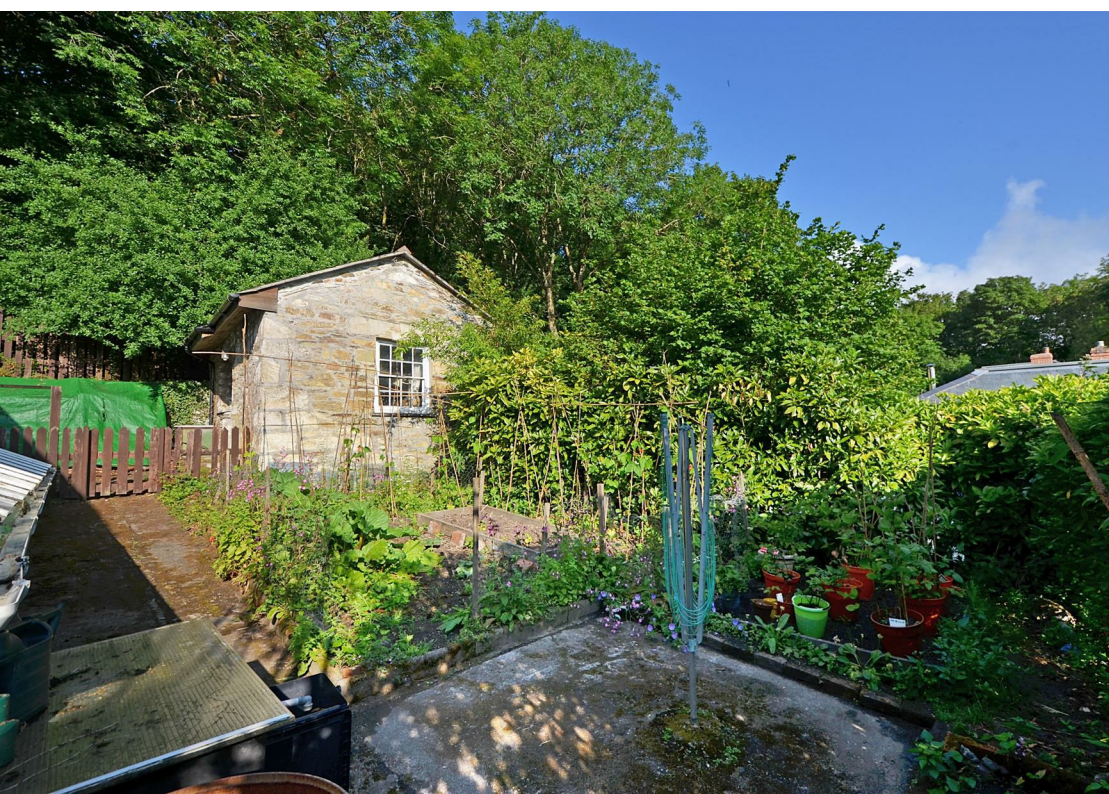


RIVERSIDE COTTAGE  
NEWHAM ROAD

NEWHAM, TRURO,  
CORNWALL TR1 2SU

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



# RIVERSIDE COTTAGE NEWHAM ROAD

NEWHAM TRURO  
CORNWALL TR1 2SU

DETACHED RIVERSIDE COTTAGE WITH LARGE  
GARDENS, PARKING AND GARAGE

Situated along the Truro River within Newham enjoying a very pleasant view over the river to Boscawen Park and beyond.

Occupying a good sized plot of approximately 1/3 of an acre of mature and established gardens with a detached stone outbuilding.

Parking for 3 or 4 cars and a detached single garage.

Sold with no chain and vacant possession.

EPC - E

GUIDE PRICE £695,000

*Philip Martin*

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

**Truro:** 01872 242244 **St Mawes:** 01326 270008

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Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

## GENERAL COMMENTS

Riverside Cottage is a detached period cottage which is situated alongside the Truro River within Newham enjoying lovely views over the water to Boscawen Park. The property sits in a large and mature plot of approximately a third of an acre with a pretty and rustic detached stone outbuilding as well as parking for several cars and a detached single garage.

The cottage is slightly elevated and nestled into the woodland and therefore surprisingly private from both neighbours and the road. The property is offered for sale to the open market for the first time in 25 years so an opportunity not to be missed.

## THE PROPERTY

It is believed that the cottage was originally two properties and hence the layout has been altered over the years which has created a classic quirky cottage with an interesting layout with many of the rooms enjoying views over the river. The accommodation offers three double bedrooms, the master with an en-suite and a Jack and Jill family bathroom to the first floor. To the ground floor there is an entrance porch and a spacious entrance hall as well as a lounge, conservatory, kitchen/dining room and utility with a w.c. The property benefits from having air source heating, the ground floor with underfloor heating

## LOCATION

Newham & Port of Truro lies at the head of the Fal Estuary and positioned just a mile to the south of Truro city centre. The superb views over the river are a real feature and one may occasionally see small boats or passenger ferries making their way to Truro on a high tide.

Newham Trail is the disused railway line that runs across the Calenick valley on the edge of Truro. This popular trail is well used by runners, dog-walkers, walkers and cycling commuters who work at Treliske Hospital. Accessible year-round, this is a peaceful spot with sweeping valley views, overhanging trees and which finishes up with magnificent views of Truro River. There are also a wide range of businesses within Newham.

## CONSERVATION

The Malpas Estuary is a Site of Special Scientific Interest (SSSI classification), the major habitat feature of the site is tidal mudflats which are feeding grounds for wildfowl and wading birds, including nationally important numbers of a rare wader. The site also includes saltmarsh, adjoining ancient semi-natural woodland and a herony.

The site is primarily important for wildfowl and wading birds. The Truro River section regularly supports nationally important numbers of black-tailed godwit *Limosa limosa* during autumn and winter. The site is also used for feeding by up to 500 dunlin *Calidris alpina*, 200 shelduck *Tadorna tadorna*, 300 teal *Anas crecca*.



## TRURO

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral. Across the River is Boscawen Park and further to the south lies Malpas. Malpas is widely known for its safe anchorage and mooring facilities, there are also a number of pleasure boats which regularly disembark passengers at the nearby slipway. The whole area is also designated as an area of outstanding natural beauty.

In greater detail the accommodation comprises (all measurements are approximate):

### PORCH

### ENTRANCE HALL

Tiled floor, stairs to first floor and under stairs storage cupboard.

### LOUNGE

5.28 x 3.66 (17'3" x 12'0")

With feature open fire and doors to conservatory.

*Philip Martin*



#### CONSERVATORY

2.93 x 2.89 (9'7" x 9'5")  
Half walled with doors opening to the garden.

#### KITCHEN

5.23 x 3.02 (17'1" x 9'10")  
Open plan to the dining room. With a range of fitted and free standing units, Belfast sink inset. Quarry tiled floor and recess with space for a range cooker.

#### DINING ROOM

3.48 x 3.09 (11'5" x 10'1")  
Window to front overlooking the views.

#### UTILITY

6.64 x 2.20 (21'9" x 7'2")  
Attached to the side of the main property with space and plumbing for washing machine etc.

#### W.C.

W.C. and wash hand basin.

#### FIRST FLOOR

Landing with door to rear hall and access to the rear door.

#### BEDROOM ONE

4.33 x 3.01 (14'2" x 9'10")  
Window overlooking the gardens.

#### EN-SUITE

2.62 x 0.92 (8'7" x 3'0")  
Shower, w.c. and basin.

#### BEDROOM TWO

4.41 x 3.12 (14'5" x 10'2")  
Window to the front.

#### BEDROOM THREE

4.49 x 2.98 (14'8" x 9'9")  
Dual aspect with windows to side and front. Built in cupboard.

#### BATHROOM

4.22 x 1.92 (13'10" x 6'3")  
A generously sized Jack and Jill bathroom with with three windows to the side. Fitted with a w.c., roll top bath, corner shower, wash hand basin and bidet.

#### OUTSIDE

There is a gravelled parking area providing parking for 3 or 4 cars or space for a small boat. There is also a detached garage.

#### DETACHED GARAGE

With electric, remote controlled up and over door, pedestrian door to the side.



#### GARDENS AND GROUNDS

A path leads to the property and opens to the gardens. There are several outbuildings as well as a vegetable patch and mature woodland. The whole site measures approximately 1/3 of an acre and there is the potential to create a further dwelling within the grounds, subject to any necessary planning consents.

#### DETACHED STONE BARN

Furthermore within the grounds is a detached stone building, perfect for a home office, occasional bedroom or with potential to create a small independent annexe. It has space for a wood burning stove whilst there is a wall mounted electric heater, shower room and multi paned sash window. There is also a useful wood store and a path leads down alongside the house to the lawned garden and woodland. From here the views over the river are delightful.

#### SERVICES

Mains water, electricity and drainage. Air source heating.

#### N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

#### VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

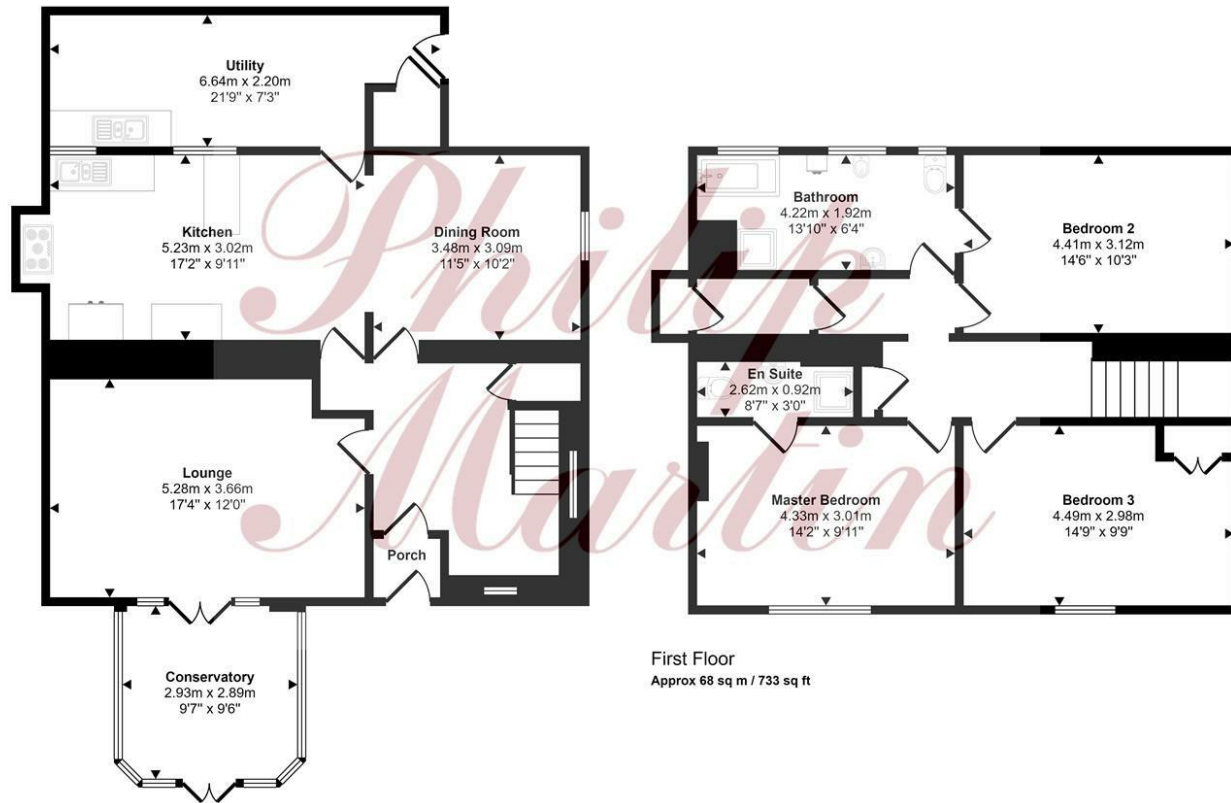
#### DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

#### DIRECTIONS

Proceed along Newham road passing Tesco and Aldi and continue from almost a mile where the property can be found on the right hand side of the road.

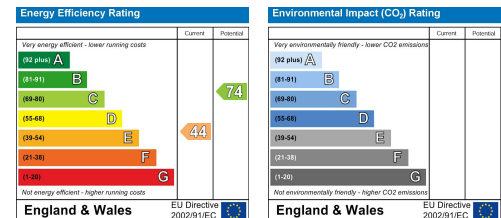
Approx Gross Internal Area  
159 sq m / 1713 sq ft



First Floor  
Approx 68 sq m / 733 sq ft

Ground Floor  
Approx 91 sq m / 980 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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