



Tréan, 4 Park Farm, St Clements, Nr Malpas, Truro, TR1 1SX

£475,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- In the same family for almost 30 years
- Available for sale with no onward chain
- Beautiful barn conversion
- Open plan kitchen/dining room, large sitting room
- 3 bedrooms, family bathroom and family shower room
- South facing tropical gardens
- Driveway parking, garage
- Video tour available



Available for sale for the first time in almost 30 years and with the benefit of no onward chain

A beautiful 3 bedroom 3 storey barn conversion, situated in a most idyllic rural location with the benefit of parking, a large garage and a stunning south facing subtropical courtyard and garden.



The Property

Tréan has been in our clients family for almost 30 years and it's easy to see why. From its peaceful but convenient location, to the subtropical gardens and its beautifully presented accommodation. This genuinely lovely and very special family home is a true rarity and has clearly been so well loved and cared for throughout this time.

The accommodation comprises of a good size entrance hall, with a turning wooden staircase leading to the first floor and a doorway leading into the dining room/kitchen.

The dining room/kitchen, which easily has further space for a second sitting room area, is a wonderfully light triple aspect space with doors leading out to the rear garden. To one side, integral under stair storage and ample space for a large dining table and sofa, and to the other a superb kitchen with central island. The kitchen which is a well appointed and naturally light room has an array of base and eye level units with under counter space for a dishwasher and washing machine/dryer, plus stand alone American style fridge freezer. The large central island provides further storage and worktop space and has hanging central lights creating a really stylish room.

On the first floor, a large 23'9 x 18'4 triple aspect sitting room, currently housing multiple sofas, a TV area, office space and feature gas fireplace. This room is a truly lovely space and has views out to the properties garden and tree line beyond. Off the sitting room, a turning staircase leads to the 2nd floor and a doorway leading into a well appointed, three piece shower room with pedestal wash hand basin, WC and walk in shower.



On the 2nd floor, 3 good size bedrooms and a family bathroom can be found. The principle room, which is a lovely and light double aspect room is a great size space and has wonderful views out to the properties sylvan setting and garden. Bedroom 2 is another good size double room with bedroom 3 being a slightly smaller double.

The family bathroom is a well appointed room with pedestal wash hand basin, velux window allowing in plenty of light, WC and seperate bath with tile surround.

Outside and to the front of the property, driveway parking for two vehicles and access to the properties large garage/workshop. To the Southside of the property, a completely stunning and subtropical garden with an array of rare specimen plants, shrubs and trees, bordered by a wrap around picket fence.

There is plenty of space for outdoor dining tables/chairs, potted plants and a BBQ area. To the south east a further, but smaller courtyard garden, adjacent to the dining room with a border of plants, shrubs and fencing.

In all, a very rare property, situated in a most idyllic location but minutes from Truro City Centre, with parking, a garage and superb accommodation. A viewing is wholeheartedly advised to appreciate such a truly wonderful home.







The Location

St Clement and Malpas are two of Truro's most sought-after riverside communities, offering a peaceful setting just moments from the city centre. Nestled along the picturesque Truro and Tresillian Rivers, the area is renowned for its scenic waterside walks, sailing opportunities, and beautiful countryside. With a welcoming village atmosphere, a popular local pub, excellent access to Truro's shops, restaurants, schools, and transport links, St Clement and Malpas provide an exceptional balance of tranquil Cornish living and everyday convenience

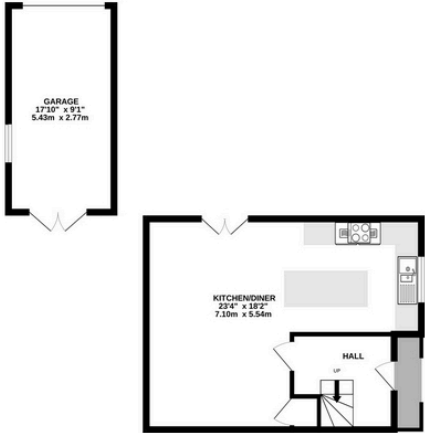
Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned schools are in abundance and there is a main line railway link to London (Paddington) within 5 hours. Draws such as the newly renovated Hall for Cornwall, historic Truro Cathedral and Royal Cornwall Museum are on one's doorstep with regular city events taking place throughout the year such as Truro Food Festival, City of Lights and famous Christmas markets.



Floorplan

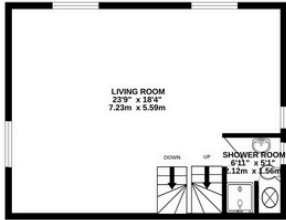
GROUND FLOOR

574 sq.ft. (53.3 sq.m.) approx.



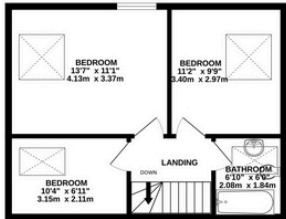
1ST FLOOR

431 sq.ft. (40.0 sq.m.) approx.



2ND FLOOR

431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1436 sq.ft. (133.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Property Information

Tenure: Freehold

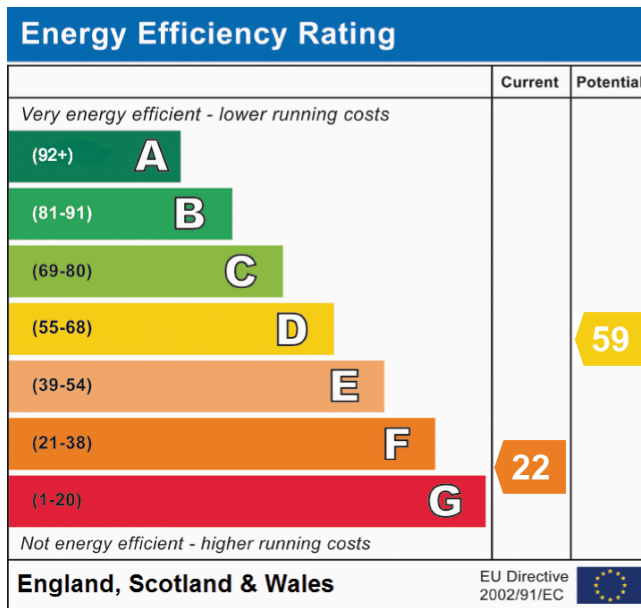
Council Authority: Cornwall Council.

Council Tax Band: D

Services: Mains water and electricity are connected. Private drainage. Calor gas bottles.

Mobile Signal Externally: EE and 02 Good outdoor and in home.

Broadband: Superfast available. Max download 32Mbps. Max upload 6Mbps.



Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.

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