

SUNNY CORNER HOUSE
TRURO

JONATHAN

CUNLIFFE

Sunny Corner House, Malpas Road, Truro TR1 1SG

Last sold in 1999, a superbly positioned detached south-facing waterside cottage between Truro and Malpas, with foreshore, private quay, slipway and boathouse.





- Detached south-facing cottage • 4 bedrooms (1 ensuite)
 - Built circa 1830 and Listed grade II
- Boathouse (built in 2020) with additional accommodation • Private quay and slipway
 - Scope for secondary income or multi-generational living
- Outhaul mooring • Scope for further development, subject to planning
- Freehold, EPC Sunny Corner House E, The Boathouse EPC C, Council Tax Band F
 - Sunny Corner House 1326 sqft (plus 1277 sqft Boathouse)





SETTING THE SCENE

Malpas Road in Truro is a scenic, riverside thoroughfare stretching from the city centre to the tranquil Malpas village, bordered by the tidal River Truro and lined with a mix of elegant historic terraces and contemporary waterside homes.

Truro boasts a wide and varied mix of national and boutique retailers within the pretty cobbled streets radiating from Truro’s iconic Cathedral. An eclectic mix of restaurants, coffee shops and bars, a cinema, and art galleries are complemented by the Hall for Cornwall theatre - recently been the subject of a multi-million pound refurbishment. Supermarkets include Waitrose, Sainsbury's and Tesco. The city also offers excellent private and state schooling, with a mainline link to London Paddington including overnight ‘sleeper’ service. Sports enthusiasts are particularly well-catered for with two tennis clubs along with squash, rugby, football - and the cricket club which sits right next to Sunny Corner House on Malpas Road.

This is a unique opportunity within walking distance of Boscawen Park, the waterside village of Malpas and all that the capital city of Cornwall has to offer.

THE TOUR

Set proudly at the water’s edge, a pretty detached double-fronted cottage, with uninterrupted views across the water to the countryside on the south side of the river. The accommodation includes three bedrooms and a bathroom on the first floor, with one en suite bedroom on the ground floor. The large dining room enjoys a glazed southerly aspect on the edge of the quay, making the most of this fabulous position. An inspired addition to the house, the detached part timber-clad boathouse was constructed in 2020, blending traditional form with modern detailing. This building incorporates additional accommodation comprising a large living room (with balcony overlooking the river) and bedroom on the first floor, with bathroom on the ground floor inside the entrance hall. In addition, there is considerable storage space within the boathouse ground floor which could be converted to living space, subject to planning.

STEP OUTSIDE

Set directly beside the River Truro, with a private quay, outhaul mooring, and slipway, the home offers effortless access to the water and is a bird lover’s paradise. It is perfect for launching boats, paddle boards, or simply enjoying the tide’s gentle rhythm from the shore. The quayside gardens enjoy glorious views up, down and across the river. Whether enjoying morning coffee by the water or setting off for an afternoon sail, this is a place that invites you to slow down and breathe in the Cornish air. A gated driveway gives access from Malpas Road.

SERVICES

Mains water and electricity, private drainage with a Tricel sewage treatment plant and separate oil-fired central heating systems for both cottage and boathouse. FTTB (Fibre To The Box) broadband, which can offer up to 1,000 MPS.

Please be aware we cannot confirm that all these services comply with current regulations

DISTANCES (all distances approximate)

Truro city centre 1.5 miles, Truro station 2 miles, Falmouth 12 miles, Newquay Airport 17 miles

WHAT3WORDS LOCATION

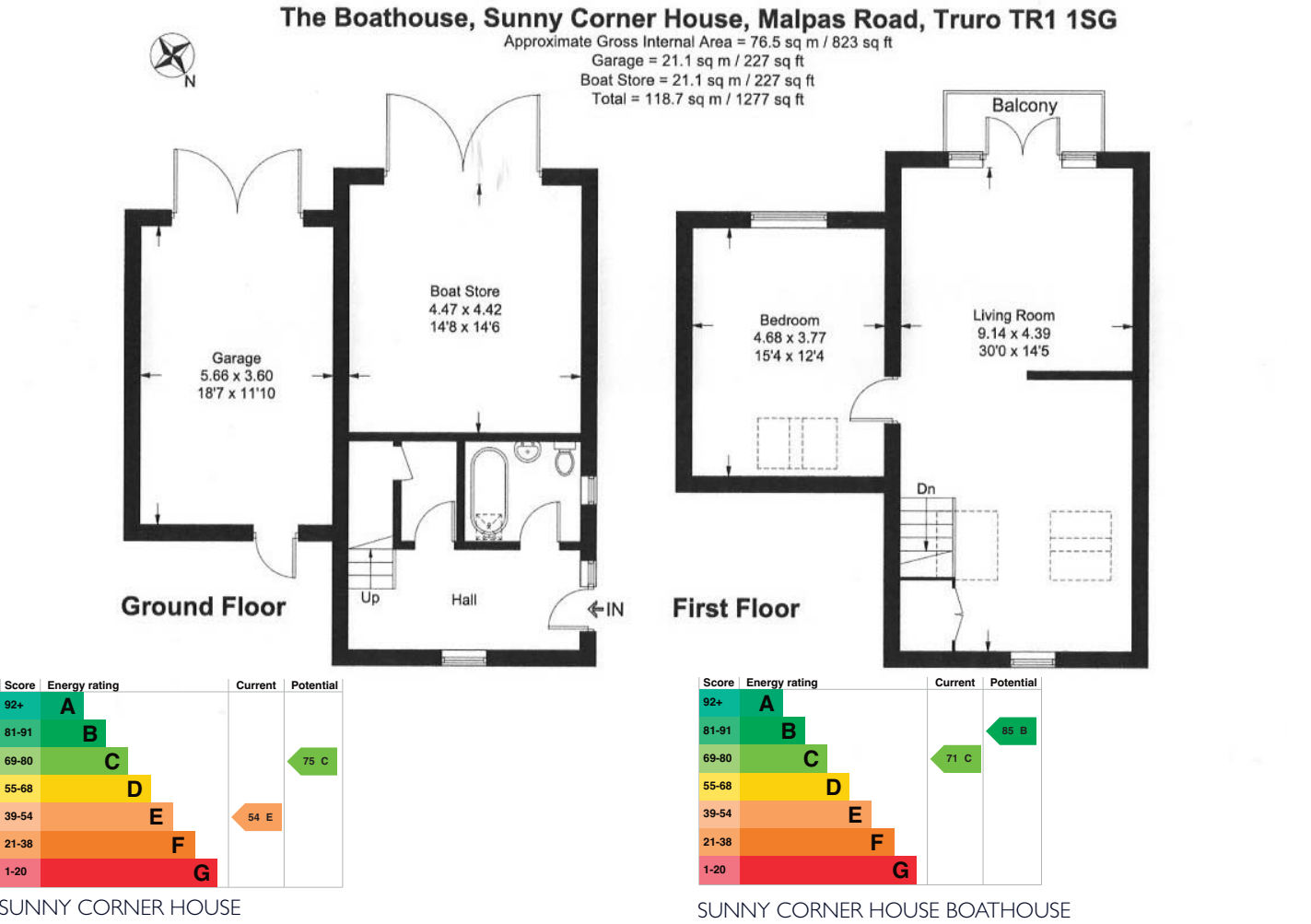
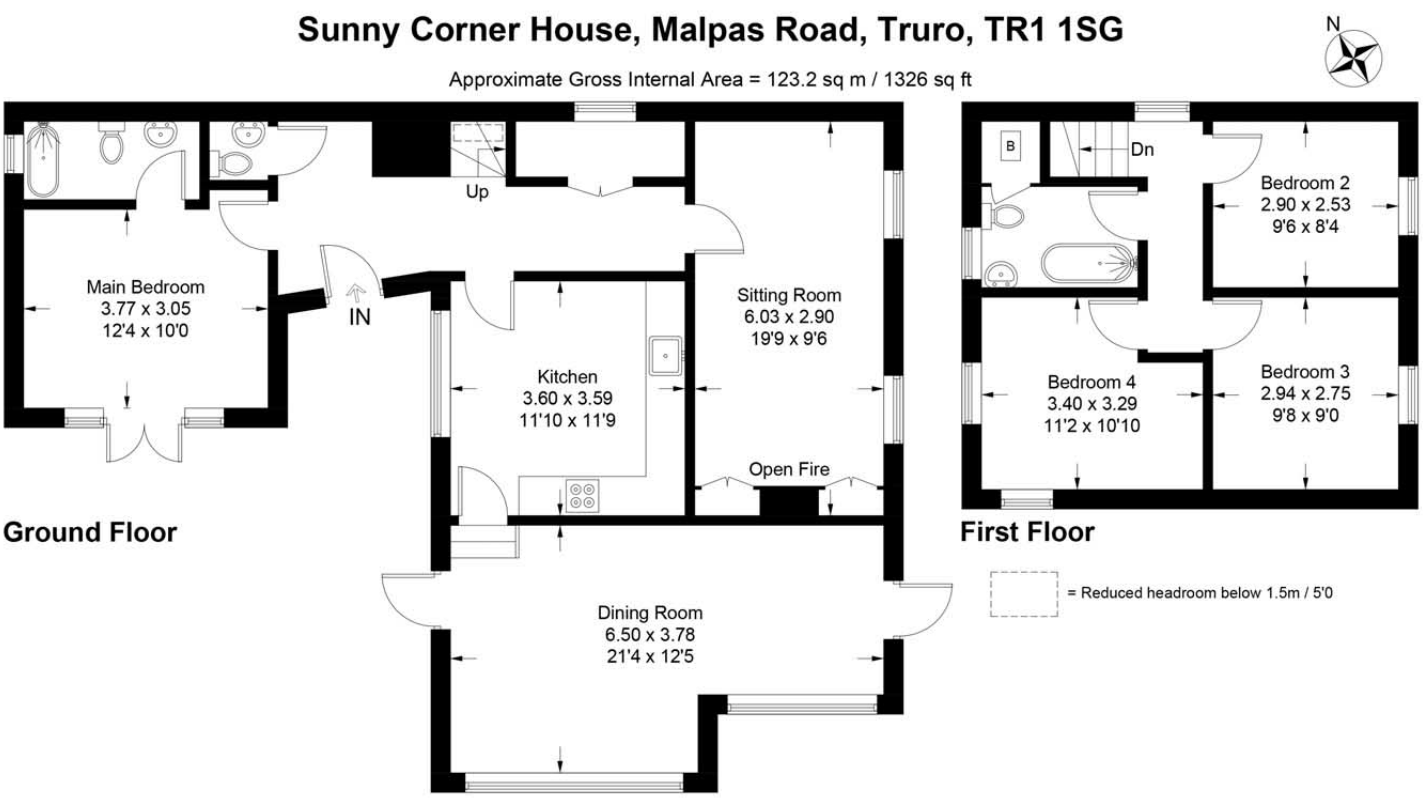
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EPC

Sunny Corner House E, The Boathouse C

COUNCIL TAX BAND

Sunny Corner House F



ANTI-MONEY LAUNDERING REGULATIONS
It is a legal requirement that we receive verified identification from all buyers before a sale can be formally instructed. Your cooperation on this matter is much appreciated to ensure there is no unnecessary delay in concluding a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FUNDING
Prior to agreeing a sale, our clients may require us to obtain a proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays and will inform you of what we require prior to agreeing a sale.

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