Southward

STAGS

Southward

Malpas, Truro, Cornwall, TR1 1SQ

Truro - 2 miles Falmouth - 13 miles St Agnes - 12 miles

A striking waterside home arranged in a reverse level style with fabulous broad views over the Truro River to wooded countryside beyond.

- Impressive river views
- 3rd Bedroom in self-contained suite
- Contemporary kitchen
- Parking & garage
- Freehold
- 2 Principal bedrooms
- Broad living room with wide balcony
- 2 Shower rooms
- Mature terraced garden
- Council tax band - E

Guide Price £650,000

SITUATION

Malpas is one of Cornwall's most coveted waterside villages, occupying an idyllic position on the upper reaches of the Fal Estuary where the Rivers Truro and Tresillian converge. Set within an Area of Outstanding Natural Beauty, this picturesque riverside community is renowned for its breathtaking scenery, rich maritime heritage and welcoming village atmosphere. At its heart is the much-loved Heron Inn, while Malpas Marina is just a short stroll away. Scenic riverside footpaths lead to the charming village of St Clement and beyond, with the sheltered estuary providing exceptional opportunities for sailing, paddleboarding, kayaking and other water-based pursuits.

Despite its peaceful, semi-rural setting, Malpas is only two miles from the cathedral city of Truro, offering an outstanding selection of independent boutiques, restaurants, cafés, cultural attractions and highly regarded schools. Truro's mainline railway station provides direct services to London Paddington, while Cornwall Airport Newquay offers convenient connections to destinations across the UK and beyond.

THE PROPERTY

Occupying a wonderful position on the western edge of the village, Southward enjoys fine views across the Truro River to the wooded countryside beyond.

Designed to make the most of its setting, this attractive reverse-level home has the main living accommodation on the first floor, where the views are best enjoyed.

To the front of the property is a generous brick-paved driveway providing parking and access to the integral garage. On the ground floor is a self-contained suite comprising a kitchen, shower room and bed/sitting room, offering ideal accommodation for guests, dependent relatives or multi-generational living.

Stairs rise to the first floor, where the impressive sitting room has full-width glazing and sliding doors opening onto a wide balcony, perfectly positioned to take in the views. Also on this floor are a contemporary fitted kitchen, two bedrooms (with scope to reinstate a dividing wall and doorway to offer a further small bedroom or office) and a modern shower room.

OUTSIDE

To the front of the property, a wide brick-paved driveway provides off-road parking for two to three vehicles. A section of the driveway is subject to a right of way serving the neighbouring property, while still retaining ample parking space.

Steps lead up to a delightful, elevated sun terrace positioned to the side of Southward, featuring a perfectly placed garden room enjoying superb views all year round.

Further steps ascend through the mature, beautifully planted rear garden, which is arranged over a series of terraces with attractive seating areas and an old garden shed.

SERVICES

Metred mains water and electricity are connected. Private drainage via a septic tank. Electric heating and hot water. Good mobile network coverage (Ofcom). Ultrafast broadband available in the area (Ofcom)

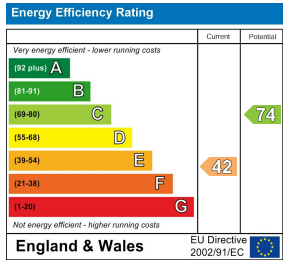
VIEWINGS

Strictly by prior appointment with Stags Truro.

DIRECTIONS

What3words: ///suits.warms.countries

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.



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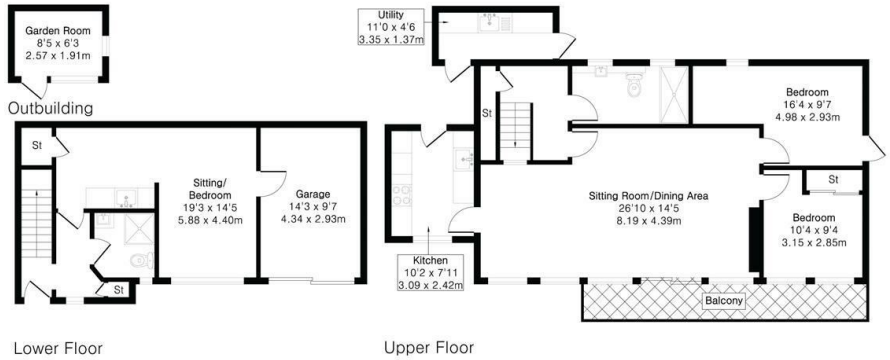
Approximate Gross Internal Area 1383 sq ft - 129 sq m
(Including Garage & Excluding Outbuilding)
Lower Floor Area 491 sq ft – 46 sq m
Upper Floor Area 892 sq ft – 83 sq m
Outbuilding Area 53 sq ft – 5 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.