



Cliff Cottage  
Malpas | Truro | Cornwall | TR1 1SQ

 FINE & COUNTRY

# STEP INSIDE

## Cliff Cottage

A glorious and understated character stone Cornish cottage with abundant river views, containing a magical 'Tardis' within. A captivating blend of heritage, elegance and waterside living, in the picturesque village of Malpas.

### The property

Built in 1842 and beautifully evolved for modern living, Cliff Cottage is an exceptional detached residence positioned in the highly sought after village of Malpas, just moments from the water's edge. This enchanting four/five-bedroom home marries period charm with contemporary refinement, creating a warm, characterful and effortlessly stylish environment.

Set in a privileged elevated position, the property enjoys far reaching views across the river and surrounding countryside, with ever changing scenery that can be admired from multiple rooms and outdoor terraces. Stand out features, such as spacious rooms, exposed beams, vaulted ceilings and sash windows, sit harmoniously alongside thoughtfully designed modern additions, ensuring comfort without compromise.

Inside, the accommodation is generous and versatile, featuring two inviting reception rooms and a wonderful modern kitchen, blending traditional character with modern functionality. The kitchen is a superb asset to the property, fitted with beautiful solid stone worktops, a range of appliances and finished to an impeccable standard. Light filled reception rooms enjoy views over the gardens and terraces, and across the river to the countryside beyond, whilst also providing flexible space for entertaining or quiet contemplation. The bedrooms, some with views stretching over the water, provide peaceful, elegant spaces to unwind.

Adding further appeal, the property includes 'The Nook', a self-contained, flexible one/two-bedroom unit. This wonderful addition features its own private patio area, and is ideal for visiting family, multi-generational living, or as an income generating opportunity.





# STEP OUTSIDE

## Cliff Cottage

### Location

Nestled at the meeting point of the Truro and Tresillian rivers, Malpas is one of Cornwall's most scenic and sought after waterside villages. Celebrated for its serene riverside walks, abundant wildlife and enchanting estuary views, it offers a peaceful yet connected lifestyle within easy reach of Truro. With its charming quay, wooded footpaths and timeless coastal atmosphere, Malpas presents a rare blend of natural beauty and village intimacy, making it an enduringly desirable place to call home.

### The views

Sweeping views across the waters of the Truro River define the very essence of Cliff Cottage, where every glance towards the estuary reveals a scene of remarkable natural beauty. From this privileged vantage point, the eye is drawn over the broad expanse of water to the wooded valleys and gently rising countryside beyond, a landscape alive with ever changing light and colour. The river itself is a constant source of quiet fascination, its tidal rhythms bringing visiting herons, egrets and river birds, along with the graceful passage of boats tracing historic maritime routes. It is a setting steeped in heritage and rich in wildlife, offering a rare sense of place and an enduring charm that elevates everyday living into something truly special.

Being sold with the added benefit of no onward chain, Cliff Cottage is a rare opportunity to acquire a truly special property, rich in heritage, beautifully presented, and perfectly placed to enjoy the best of Cornwall's idyllic waterside lifestyle.

### The gardens

Outside, landscaped gardens and seating areas make the most of the spectacular setting, with space for alfresco dining, relaxation and watching river life drift by. The charming village of Malpas, with its riverside walks and easy access to Truro, enhances the appeal of this historic yet highly practical home. In addition to the beautifully arranged gardens and terraces, the property offers off road parking for three to four vehicles, an asset in this desirable waterside location. The gardens, terraces and balcony all enjoy wonderful river views, providing numerous vantage points from which to take in the ever-changing scenery of the estuary.

### Cornwall

Cornwall, on England's southwestern coast, is a region of breathtaking natural beauty, famed for its dramatic cliffs, golden beaches, and turquoise waters. Its coastline stretches for over 400 miles, offering everything from world-class surfing at Fistral Beach in Newquay to peaceful, picturesque coves like Kynance and Porthcurno. Beyond the beaches, Cornwall is rich in heritage and charm, with historic fishing villages such as St Ives and Padstow, the iconic St Michael's Mount, and attractions like the Eden Project. Despite its coastal seclusion, Cornwall is well connected via the A30 trunk road, regular mainline train services to London, and flights from Newquay Airport, making it both a sought-after destination and a practical place to call home.





## Services

Mains water and electricity. Oil fired central heating.

Private drainage.

Tenure – Freehold.

Council Tax – Main Cottage Band F, The Nook Business Rates.

EPC – E44.

## What 3 words

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## General information

To view the "Key facts for buyers" report/material information, please see the link titled "Material information".

## Important information

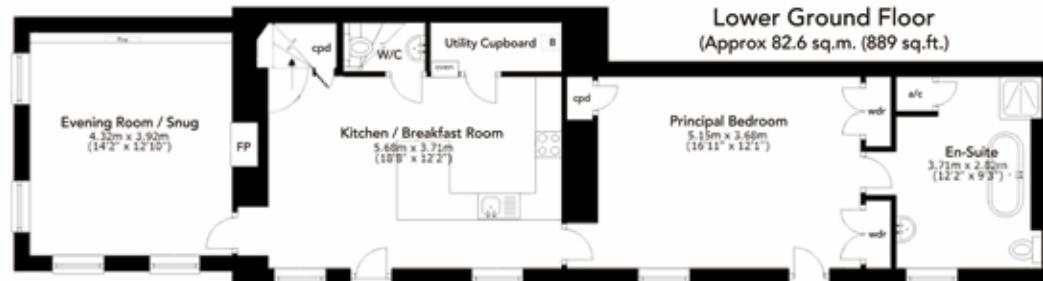
Every effort has been made with these details, but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. The electrical circuit, appliances and heating system have not been tested by the agents. All negotiations must be with Fine & Country Mid-West Cornwall. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property. Further information on mobile coverage and broadband availability is found on Ofcom and Openreach 'checker' websites. Visit the Gov.uk website to 'check long term flood risks. General Data Protection Regulations: 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 office in St Mawes.

Viewings are strictly by appointment with Fine & Country.



# Cliff Cottage, Malpas

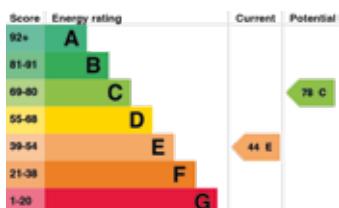
Approximate Total Floor Area: 215.4 sq.m. (2318 sq.ft.)



**The Nook**  
(Approx 48.3 sq.m. (520 sq.ft.))



For Information Purposes.  
Not to Scale.



Agents notes: All measurements are approximate 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 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. Copyright © 2026 WEBBERS PROPERTY SERVICES LIMITED. Trading As: Fine & Country Mid Cornwall. Registered in England & Wales. Company No: 2908137. Registered Office Address: Bristol & West House, 39-41 Boutport Street, Barnstaple, Devon, EX31 1SA. Printed

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