



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9448

Offers around £1,150,000

Woodcote,
Bar Meadows, Malpas, Truro, Cornwall, TR1 1SS

FREEHOLD



A stylish contemporary house commanding gorgeous water views.

A stunning and impressive detached, 4 bedroomed, architect designed modern marine residence occupying a special, slightly elevated location with tranquil views over the Tresillian River and beautiful wooded riverbank beyond – without doubt one of the most marvellous settings one could find in such immediate proximity of the cathedral city of Truro, just 2 miles away to the north west.



SUMMARY OF ACCOMMODATION

Ground Floor: massive open-plan living area comprising sitting room (25'6" x 15'6") with folding doors opening onto the sundeck, dining area, beautifully fitted kitchen with granite worktops, study, separate wc.

First Floor: landing with door to rear. 2 good sized river facing bedrooms, well fitted bath and shower room.

Lower Ground Floor: 2 further bedrooms and shower room.

Outside: brick paviour drive with ample parking. Detached garage (16'6" x 15'6"). Shaped sundeck with infinity glass balustrade and new maintenance free decking overlooking the Tresillian River and wooded banks beyond. Areas of lawned garden with flower borders. Lower paved terrace, additional covered storage areas.



LOCATION

The setting of Woodcote in this picturesque and highly desirable village just 2 miles from the centre of the cathedral city of Truro is absolutely wonderful and must be seen to be fully appreciated. Woodcote is perfectly positioned and occupies a slightly elevated setting facing out in a south easterly direction over Bar Creek, the Tresillian River and towards the protected wooded riverbank beyond – a truly magnificent vantage point from which to take in the picture postcard views.

Situated towards the end of a no-through road and hence there being little danger of fast or noisy traffic – the village has the famous Heron Inn which provides excellent food. Malpas

marina is just a few minutes' walk away and there are marvellous river trips to the Fal Estuary and Port of Falmouth. The cathedral city of Truro is Cornwall's commercial and administrative centre and provides a superb and ever improving and increasing array of local and national retailers, commercial and leisure facilities together with excellent private and state schools and a mainline station (Penzance to Paddington line – London Paddington approximately 4½ hours). The immediate proximity to some of the United Kingdom's finest and safest day sailing waters is an obvious and tremendously valuable asset – the Carrick Roads (Fal Estuary) and Falmouth Bay offer some of the most unspoilt and best loved sailing water sports.

The setting of this particular house is without question one of its most important assets and as such an immediate viewing is wholeheartedly recommended.

DESCRIPTION

Of pristine presentation and of an innovative and stylish interior design, Woodcote has been carefully planned to provide spacious and adaptable living space which takes best advantage of the astounding tidal views and outlook towards the wooded riverbank beyond. Designed by local architect Rosemary Lynch, the house blends well with its setting and features cedar wood clad elevations with stone facing and granite quoins to the side and rear, the whole under an attractive slated roof and with triple glazed windows for ease of maintenance.

From the village lane a wide opening with double electric gates gives access onto the brick paviour parking area beside the detached garage with steps descending down to the garden and a level access being given onto the superb sun deck/veranda overlooking the garden and views. Large glass folding doors which run the full width of the sitting room open and give direct access out onto the sun deck and in addition there are further double glazed doors opening from the dining area.

The main living area is of a superb and very tasteful design with open truss ceiling over the sitting room and inset downlighters. The kitchen is beautifully appointed with ash fronted units and African black granite worktops with Nexus SE gas hob and fan assisted ovens and walk-in pantry.

A spiral staircase ascends from the kitchen area to two good sized bedrooms, both of which enjoy elevated views and a large bath and shower room with quality sanitaryware.

On the lower ground floor there are two further double bedrooms and a shower room. The lower ground floor has a separate external entrance to the side of the house.

Like the house the gardens have been landscaped to provide vantage points from which to enjoy the view and comprise two areas of virtually level lawn with borders in addition to a paved terrace beneath the broad sundeck.

An exemplary modern house of distinction, pristine presentation and quality occupying an enviable location with lovely country and water views.

THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)

From the parking area the sun deck leads round to the front of the house and around to the side and rear with double glazed doors opening into a **massive open-plan living area** comprising:-



SITTING ROOM – 25'6" x 15'6". With folding double glazed doors opening the full width to the river facing elevation and with further folding double glazed doors to the side. Superb views over the Tresillian River and wooded banks beyond. Access to sun deck. Stunning contemporary multi-fuel burner on slate hearth. Curved feature wall with two glass shelves. Two wall light points and inset downlights.

KITCHEN AND DINING AREA – 18'5" x 11' plus 12' x 12'6" (of slightly irregular shape). A wonderful well fitted kitchen with ash fronted base units with roll



edged African black granite worktops and stainless steel worktop with inset double sink with mixer tap over. Space and plumbing for dishwasher. Triple glazed window to rear. Nexus SE Rangemaster with five rings plus hotplate hob and fan assisted electric ovens with grill under. Extractor hood with lights over. Stainless steel splashbacks. Numerous cupboards and drawers and separate walk-in pantry with shelving and fuse panels.

DINING AREA. With double glazed doors opening onto the sun deck and enjoying the superb views. Underfloor heating. Double glazed doors to rear. Spiral staircase ascending to first floor. Stairs to lower ground floor accommodation with fitted book shelving. Door to separate wc. (see below). Sliding doors to:-

STUDY – 10' x 9'. Ash double sliding doors with sailcloth panels. Triple glazed window to front overlooking the sundeck, Tresillian River and wooded banks beyond. Telephone points.

SEPARATE WC. Comprising low flush wc, wash hand basin with mixer tap and recessed shelf above with bevel edged mirror over. Extractor fan, triple glazed window to rear, inset downlights.

FIRST FLOOR

From the kitchen/dining area a spiral staircase with stainless steel hand rails ascends to:-

LANDING. Triple glazed window to side elevation. Hatch to roof space, inset downlights. Utility cupboard housing hot water cylinder and with space and plumbing for washing machine and tumble dryer. Triple glazed door to rear. Continuation of underfloor heating. Linen cupboard with slatted shelving. Doors to:-

BEDROOM 1 – 13' x 11'. Triple glazed windows to the front overlooking the gardens, Bar Creek, Tresillian River and wooded banks beyond. Range of built-in wardrobes with fitted hanging rails, shelves and drawers.



BEDROOM 2 – 11'3" x 9'3". A dual aspect room with triple glazed windows to the side and front overlooking the garden, Tresillian River and woodland beyond. Built-in wardrobes providing hanging and shelving space.



BATHROOM. Comprising matching white suite with low flush wc with concealed cistern, bidet, wash hand basin with mixer tap, bath with mixer tap and tiled splashback. Fully tiled shower cubicle. Display shelf with inset bevel edged mirror, bath and shelved cabinet with shaver point to side. Tiled floor with underfloor heating. Inset downlights, triple glazed window to side.



LOWER GROUND FLOOR

From the dining area a staircase with timber hand rail descends to a:-

HALLWAY. Triple glazed door to side elevation. Deep storage cupboard with fitted slatted shelving and hanging rail and fluorescent striplight. Underfloor heating, inset downlights, doors to:-

BEDROOM 3 – 12'9" x 10'8". A delightful dual aspect room with windows overlooking the garden towards the Tresillian River and wooded banks beyond. Underfloor heating, inset downlights.

BEDROOM 4 – 12'7" x 10'7". Double glazed door leading directly out onto the terrace and garden and with views towards the Tresillian River and beyond. Wood effect laminate flooring with underfloor heating, inset downlights.

SHOWER ROOM. Matching white suite comprising low flush wc, pedestal wash hand basin with mixer tap. Fully tiled shower cubicle. Fully tiled walls, extractor fan and inset downlights. Tiled flooring, heated towel rail.

OUTSIDE

Accessed between two granite gateposts, the brick paviour driveway provides parking for 3/4 cars and with steps descending to the garden and level access onto the timber sun deck at the front of the house. Beside the driveway is a:-



DETACHED GARAGE – 16'6" x 15'6" max. internal measurement. With up-and-over door. Light and power connected. Pedestrian doorway to side. Outside tap.



THE GARDEN. Without question one of the most special features is the **full width raised sun deck** which is approximately **50'** in length and has inset courtesy lights with infinity glass balustrade and maintenance free decking, beneath which in part is a useful storage area. As previously mentioned, there is direct access from the sun deck straight through to the dining room and sitting room. The gardens have been landscaped to provide colour and interest throughout the year and also to



provide level sitting out areas which include a paved terrace and areas of lawn. The mature garden has been imaginatively landscaped and planted for ease of maintenance, set amongst a wide variety of interesting shrubs and mature trees. To the eastern side of the house is a useful storage sheds and double glazed door to the lower ground floor. There is also outside lighting and outside power points.



GENERAL INFORMATION

VIEWING – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE – TR1 1SS.

SERVICES – Mains electricity and water are connected to the property. Mains drainage. Electric underfloor heating.

COUNCIL TAX BAND – G (see www.mycounciltax.org.uk).



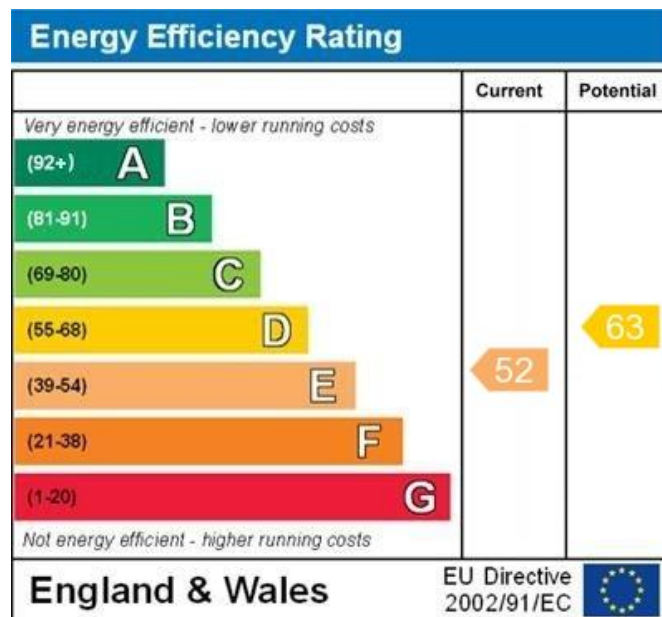
DIRECTIONS – From Truro take the signpost towards Malpas. Continue through the village to the far end where you will enter a private road. Follow the road that bears left and Woodcote is situated up the hill on the right hand side.

AGENT’S NOTE – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



Not to scale – for identification purposes only.

