



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9452

Offers around £525,000

Waterways,  
Malpas, Truro, Cornwall, TR1 1SR

**FREEHOLD**



**Commanding simply stunning panoramic views over both the Truro and Tresillian rivers and occupying an enviable elevated position in the highly desirable tranquil creekside village of Malpas, yet within very easy reach of Truro city centre. A spacious and beautifully presented 2 bedroomed semi-detached house which benefits from off-road parking for 2-3 vehicles and broad terraced front and rear gardens. To be sold with no onward chain.**





### **SUMMARY OF ACCOMMODATION**

**Ground Floor:** living room, open-plan kitchen/dining room, inner hallway, utility room.

**First Floor:** principal bedroom with en-suite shower room, further double bedroom, family bathroom.

**Outside:** low maintenance terraced garden to the rear and further low maintenance terrace to the front benefitting from stunning, panoramic views. Brick paved parking for 2-3 vehicles, bin/storage shed.

### **DESCRIPTION**

Waterways occupies an elevated position in the popular creekside village of Malpas, benefitting from panoramic views to the front elevation over the Truro and Tresillian rivers and their tree lined riverbanks, also incorporating surrounding countryside. From the parking area, there is a low maintenance tiered garden providing access to the property, whilst also benefitting from the superb outlook to the front elevation. Internally the accommodation comprises, at ground floor level, a living room with superb river views as well as an open-plan kitchen/dining room and a utility room. At first floor level there are two double bedrooms, one of which benefits from en-suite facilities and superb river views, whilst the second bedroom provides direct access to the pleasantly landscaped, low maintenance rear garden. Also at first floor level is a well appointed family bathroom. Externally, to the rear is a low maintenance tiered garden which can be accessed via the second bedroom at first floor level or via the utility at ground floor level. To the front elevation there is a further low maintenance tiered garden benefitting from an exquisite outlook over the Truro and Tresillian rivers and their tree lined riverbanks. There is a brick paved parking area which provides private off-road parking for 2-3 vehicles whilst there is also a useful bin/kayak store accessed via the parking area.

The availability of Waterways represents the rare opportunity for one to acquire a home with panoramic, mesmerising views whilst being just moments from Truro city centre.

### **LOCATION**

Malpas is a picturesque and highly desirable village situated just 2 miles from the centre of the cathedral city of Truro. Waterways is perfectly positioned and occupies an elevated setting facing out over the Tresillian and Truro rivers and toward the protected wooded riverbank beyond.

Malpas is home to 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 superb and ever improving array of local and national retailers, commercial and leisure facilities together with excellent private and state schooling 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 venues for sailing water sports.

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

Half glazed uPVC entrance door opening into the:-



**LIVING ROOM – 18'3" x 12'6" measurements inclusive of staircase.** With partially laminated flooring, timber staircase with carpet runners and chrome spindles rising to first floor level. Three radiators, electric coal effect fire on a polished stone hearth with polished stone surround. Full height bay windows to the front elevation benefitting from stunning, panoramic views over Malpas River and the surrounding tree lined valleys. Double doors opening into:-

**KITCHEN / DINING ROOM – 18' x 12'.**

**KITCHEN.** With tiled flooring. A comprehensively fitted kitchen with a range of worksurfaces with tiled splashbacks, matt finished cupboards below and additional wall mounted cupboards above for additional storage. Integrated Hotpoint double oven with four ring ceramic hob above and extractor hood over. Integrated dishwasher. Breakfast bar with undercounter seating. Double glazed window to the side elevation.



**DINING AREA.** With laminate flooring, two radiators, mid level inset woodburning stove with slate surround and slate hearth and timber lintel over. Archway leading to inner hallway with high level double glazed window to the rear elevation, space for fridge/freezer and door opening into:-

**UTILITY ROOM.** With tiled flooring, a range of worksurfaces with matt finished cupboards below. Space and plumbing for washing machine, radiator, double glazed window to the rear elevation. RCD fuseboard. Half glazed uPVC entrance door opening onto the side pathway.

**FIRST FLOOR**

**LANDING.** With double glazed window to the side elevation, radiator. Doors to bedrooms 1 and 2 and the family bathroom. Loft access. Central heating and hot water controls.



**PRINCIPAL SUITE – 12'1" x 11'10" measurements taken to face of bay window.** Built-in wardrobing with shelving and hanging space and storage drawers. Radiator, shallow bay window to the front elevation with three quarter height double glazed windows benefitting from superb, panoramic views over the Malpas River, the tree lined riverbanks and surrounding rural countryside. Door opening into:-

**EN-SUITE SHOWER ROOM.** With tiled flooring and full height tiled walls, low flush wc, pedestal wash hand basin with hot and cold mixing tap, tiled splashback, wall mounted mirror with downlighters above. Inset storage shelves. Double shower unit with tiled surround, shower over and sliding glass door, heated towel rail. Extractor fan. Double glazed window to the front elevation benefitting from superb river views.

**BEDROOM 2 – 12' x 12'** With electric radiator, dado railing, uPVC fully glazed entrance door with side window opening onto the rear decked area.

**FAMILY SHOWER ROOM.** With full height tiled walls, low flush wc, pedestal wash hand basin with hot and cold mixing tap, tiled splashback and wall mounted mirror above, corner shower unit with Triton electric shower above and sliding glass doors. Obscured double glazed window to the rear elevation, electric heated towel rail.



**LOFT SPACE.** A large space housing the electric hot water boiler and pressurised water system.

## OUTSIDE

To the front of the property there is brick paved private off-road parking for 2-3 vehicles with a useful bin/kayak store and further storage cupboard. From the parking area there are steps with attractive chrome rails and glazed panelling rising to a tiered terraced garden which in turn provides access to the house itself. The lower tier has a paved pathway and turning steps bordered by flowerbeds stocked with a variety of shrubs and plants, the middle tier is predominantly laid with stone



chips with a corner flowerbed with further steps leading to the upper tier which is a delightful sun terrace, enclosed by low level walling and benefitting from simply the most wonderful panoramic view of Truro and Tresillian rivers and the tree lined riverbanks.



To the rear, there is a further tiered garden with an area of decking accessible via bedroom 2 or steps from the utility room at ground floor level. There is a paved sun terrace housing a useful timber storage shed enclosed by attractive timber clad walling with steps rising to an upper terrace, predominantly laid with stone chips with an outside water tap and further access to a well stocked raised flowerbed housing a variety of shrubs and plants including different grasses and a rosebush. The upper tier also benefits from partial river views and an outside water tap.

## **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 1SR.

**SERVICES** – Mains electric, drainage and water are connected to the property.

**COUNCIL TAX BAND** – D (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

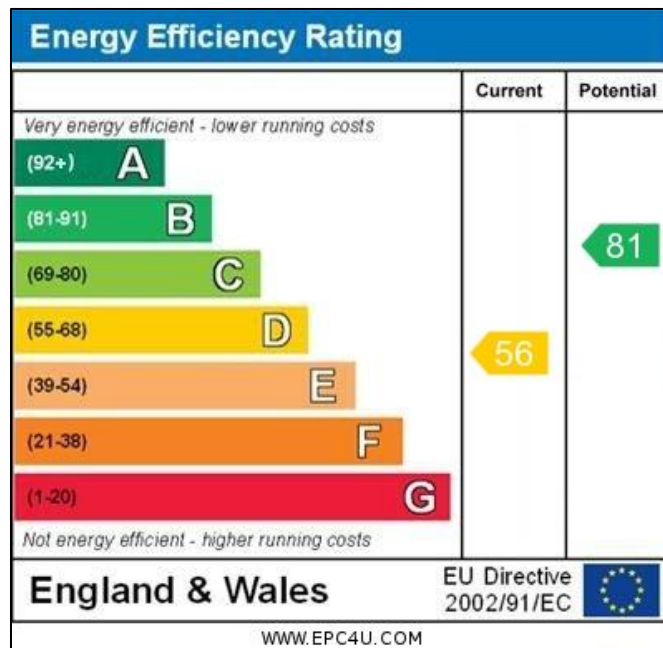
**DIRECTIONS** – From Truro take the signpost towards Malpas off of Trafalgar roundabout. Continue through the village past the Heron Inn on your left hand side, after another 200 metres Waterways will be found on the left hand side before reaching Bar Meadows.

**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.

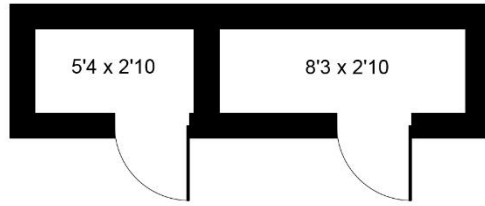
# Waterways, Riviera Estate, Malpas, Truro

Approximate Area = 1031 sq ft / 95.7 sq m

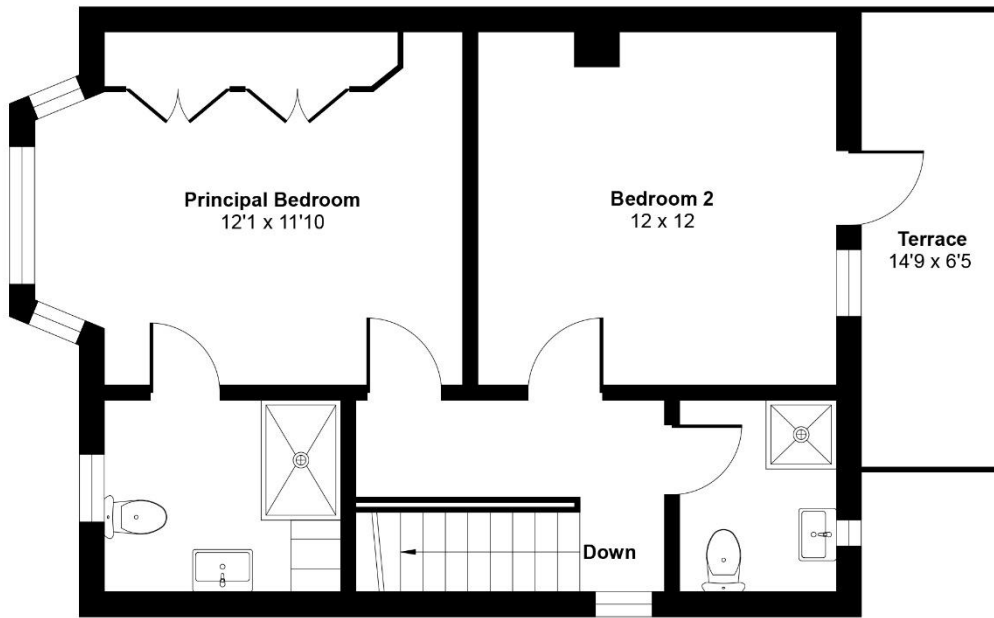
Outbuilding = 38 sq ft / 3.5 sq m

Total = 1069 sq ft / 99.2 sq m

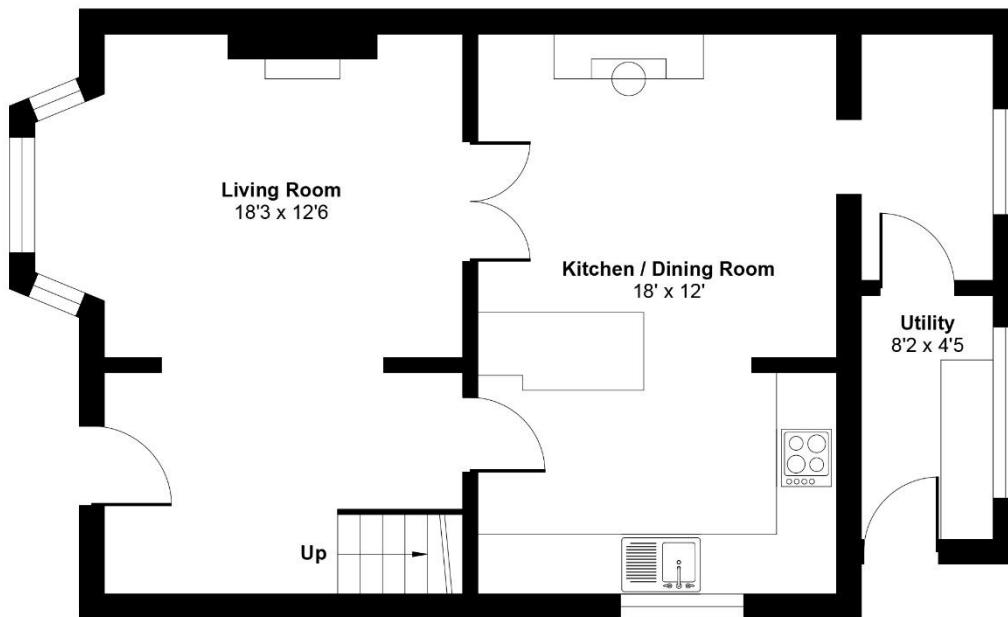
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OUTBUILDING



FIRST FLOOR



GROUND FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Lillcrap Chilcott. REF: 993544



