



Cliff Cottage

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A versatile, deceptively spacious and stylish family sized detached character cottage with a separate one-bedroom cottage, parking facilities, sun terraces and mature gardens, capturing idyllic grandstand panoramic river, creek and countryside views, conveniently located to Truro City Centre.

Accommodation Summary

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

Ground Floor

(Approx 910 sq ft (84.5 sq. m)): Dining Hall / Sitting Room, Day Room / Study / Bedroom Four with Balcony, Inner Hall, Bedroom Three with En-Suite Shower Room, Bedroom Two with En-Suite Shower Room.

Lower Ground Floor

(Approx 889 sq.ft (82.6 sq.m.)): Kitchen / Breakfast Room, Cloakroom, Utility Cupboard, Evening Room / Snug with fireplaces, Principal Bedroom with En-Suite Bathroom with separate Shower.

The Nook

(Approx 520 sq.ft. (48.3 sq.m.)): Self Contained Detached single storey Cottage. Entrance Hall, Kitchen / Dining Room, Living Room, Bedroom, Bathroom, Patio Garden.

Outside

Private Off-Road Parking for four vehicles (a rarity within Malpas), Private and mature Gardens with Sun Terraces enjoying a southerly aspect and idyllic river views.



Description

This beautifully presented and stylish traditional Cornish cottage has a southerly facing aspect and is much more spacious than initial outside impressions depict. It has been in the loving ownership of the sellers for around 10 years as their permanent home and they have greatly improved the property to make the best of the versatile, light and airy, circa 2318 square feet of accommodation which offers a clever balance of reception and bedroom spaces. Not discounting the tranquil setting and views, Cliff Cottage has the added attraction of four off road parking spaces which is a rarity in Malpas where parking is at a premium.

The Nook, the detached single storey cottage, has an established holiday letting history and has provided the owners with a useful income over the years. Equally, the building is set apart from the main dwelling and, subject to solicitor's advice and some expenditure, could potentially be sold off separately as it has no planning restrictions to its residential use. Also, subject to any necessary planning consents and builder's advice, it may be possible to link the two properties together.

An early appointment to view this individual waterside retreat is strongly advised.

The Views

Mere photography does not do justice to the beautiful views from the property and its gardens and terraces which encompass the waters of the Truro River, Lambe Creek, Penpoll Wood and untouched countryside over towards Old Kea and the land of Tregothnan Estate. The views are ever changing with passing marine craft, wildlife, including dolphins, as well as a bird lovers paradise with many egrets, oyster catchers, terns and on the opposite side of the river is a heronry.



Cliff Cottage: Internally

From the main entrance door, enter the ground floor to an impressive Dining Hall / Sitting Room where your attention is immediately drawn to the enchanting views as well as the wealth of character with the solid oak flooring, cast iron fireplace, vaulted 'A' frame ceiling and dual aspect sash style windows.

A door way leads to a Day Room which combines as a work from home office, incorporating two 'his and hers' workstation cupboards. French doors open onto a balcony which magnifies the exceptional dual aspect south facing river views enjoyed from the room which could easily be utilised as a bedroom.

An Inner hall leads off the Dining Hall / Sitting Room to two Bedrooms both with fitted wardrobes, en-suite shower rooms and windows capturing the river views.

Stairs from the Dining Hall / Sitting Room flow down to the Lower Ground Floor and the impressive shaker style Kitchen / Breakfast Room providing an excellent range of units with solid wood doors, ambient lighting and granite worktops floating on an oak floor. The range of appliances include: Bosch fridge freezer and dishwasher, Neff electric oven, microwave, ceramic hob, Franke Minerva instant boiling water tap, wine cooler, extractor fan and, in the utility cupboard, a Samsung washing machine.

Off the Kitchen is a Cloakroom, cleverly hidden under the stairs where there is additionally a built-in storage cupboard. A door way leads to the Evening Room or Snug which captures stunning dual aspect views over the river and surrounding countryside. On one wall is a fireplace with wood burning stove and to another wall is a featured LED living flame electric fire and a surround sound system incorporated in an alcove.

The Principal Bedroom has built in wardrobes, a shoe cupboard and a glazed door and sash window overlooking the garden plus a spacious and luxurious En-Suite Bathroom comprising freestanding roll top bath, double shower cubicle, low level w/c, bidet and wash hand basin.



Historical Note

Dating back to circa 1842 and thought to have been originally two cottages solidly constructed in traditional stone, it is believed that Cliff Cottage was originally the home of the local harbour master when Victoria Quay was a thriving port. In 2002, planning permission was granted to build a two-storey extension on the south western elevation where the Day and Evening Rooms now currently exist. Under the same planning application, The Nook was built with off road parking above.

The Nook

Accessed via its own private patio garden, with 14 steps leading down from the parking area, an entrance door leads to an Entrance Hall. To one side is a Kitchen Dining Room with appliances including electric oven, ceramic hob, and dishwasher. Off the Entrance Hall is a modern fitted contemporary Shower Room comprising double shower, w/c, wash basin, and large illuminated mirror. A light and airy Living Room leads to a Double Bedroom both with solid wood flooring and double-glazed windows to the gardens.





Cliff Cottage: Externally

Located above The Nook are off road parking spaces for four vehicles. There are two independently gated pedestrian accesses and outside steps into the gardens and The Nook. The gardens are private and are well stocked with an array of mature shrubs, plants and trees. Pathways meander through the garden, past the rear entrance door to the Kitchen / Breakfast Room and culminate to a magnificent south facing sun terrace offering uninterrupted river and creek views, a perfect place to capture the all day and evening sun whilst alfresco dining, barbecuing or simply relaxing with a glass of wine.

Summary

Standing in an idyllic location, perched above the water's edge, in an area of outstanding natural beauty, this historic character home will appeal to the young professional family or retiring buyer as a wonderful lifestyle change permanent home or holiday retreat. The single storey detached cottage has an established letting history for those looking for a home with an income. Equally, The Nook will appeal to those looking for self-contained annexe accommodation for a dependant relative or simply overflow accommodation for visiting family or friends. Cliff Cottage is a perfect property to relax and enjoy a peaceful environment where a scenic walk away is the hustle and bustle of Truro city centre. Closer on the doorstep is a local village community and regular bus service, renowned award-winning gastro pub, marina, farm shop and café and picturesque creek and countryside walks.





Location Summary

(Distances and times are approximate)

Truro City Centre: 2 miles. Bus Stop (496 service to Truro): 60 yards. The Heron Inn: 180 yards. Malpas Marina, Heron Farm and Coffee Shop: 350 yards. Truro mainline railway station: 2.8 miles with London Paddington circa 4.5 hours by direct train. Cornwall Airport Newquay: 19 miles with regular flights to London, and other UK regional airports and European destinations.

Malpas

The beautiful creekside village of Malpas is located around 2 miles from Truro city centre. It is situated on the banks of the Truro and Tresillian Rivers which offers a haven for keen birdwatchers as well as the sailing, boating, canoeing, paddle boarding and kayaking enthusiast. The Enterprise pedestrian ferries have regular services to Treliassick, Falmouth and St Mawes. The village has a recently built village community hall, a popular and award-winning gastro pub, The Heron Inn, and a small marina with Pontoon Berths. There are moorings on the river and to the side of the marina is a slipway for launching a small craft. The Heron Farm and Coffee shop is ideal for daily food essentials as well as the perfect spot to relax and take in the inspiring vista over a coffee and cake or Cornish pasty. Malpas has a regular bus service to Truro as well as tranquil river and countryside walks, all located within an area of outstanding natural beauty.

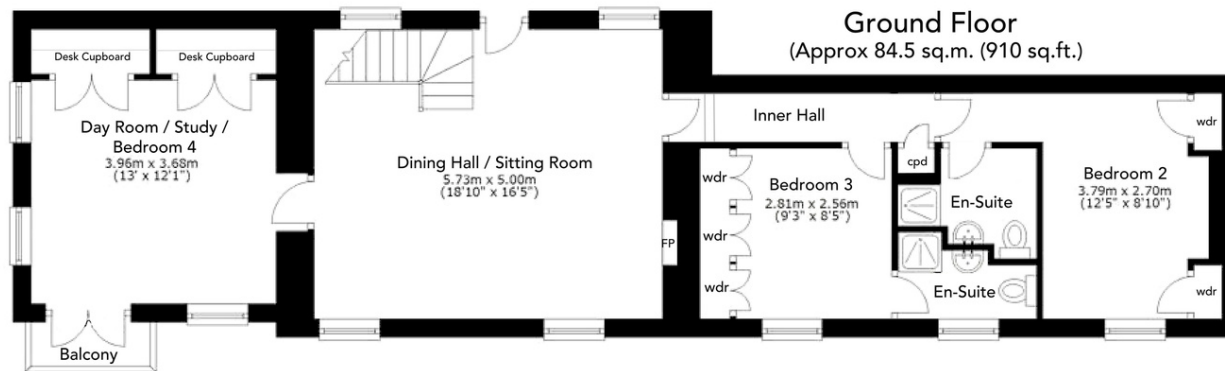
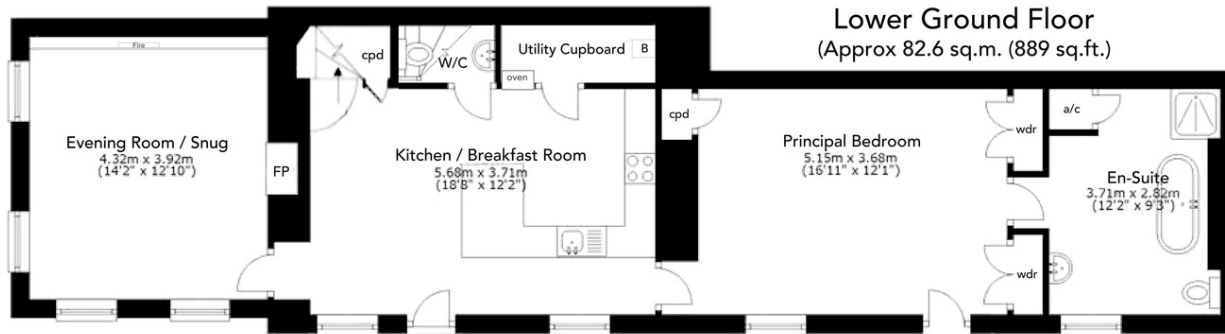
The City of Truro

'Truro' in Cornish is derived either from "tri-uro" meaning three rivers or "tre-uro", the settlement on the river. Earliest records date back to the Norman times and a castle was built in the 12th century. Truro is the southern-most city in mainland Great Britain and is well known for its Cathedral (completed in 1910), cobbled streets and Georgian Architecture, being granted a bishop in 1876 and city status by Queen Victoria a year later. Today, Truro is the administrative, commercial and retail capital of Cornwall. It has a wide range of restaurants, speciality shops and chain stores. It offers an excellent range of primary, secondary, private and state schools plus further education at Truro College as well as being home to the Royal Cornwall Hospital. The city is central to a variety of beautiful sandy beaches, unrivalled sailing waters and water sports, excellent range of golf courses, major tourist attractions and National Trust country homes and gardens.

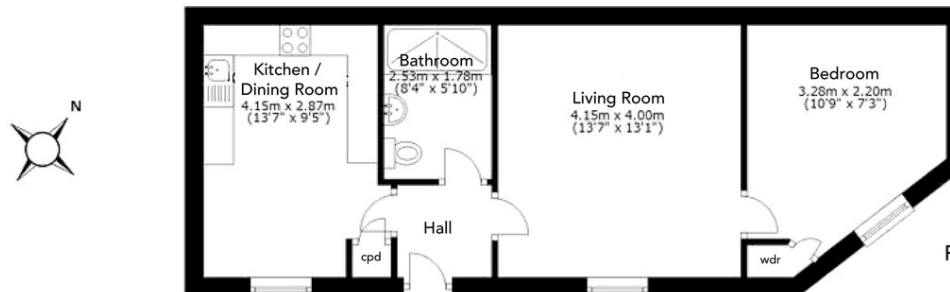


Cliff Cottage, Malpas

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.

General Information

Services and Specifications: Mains water, electricity and private drainage. Telephone and Television points. Oil Fired Central Heating. (Two independent Boilers and Oil tanks for the main cottage and annexe). Double glazed windows throughout. Extension, annexe and front aspect: wood framed double glazing: Original cottage rear aspect: Highest quality slim-profile UPVC Victorian-style sash windows with external RAL colour and mock bronze or silver period catches to comply with conservation area approval.

Ofcom Mobile Area Coverage Rating : Good

FTTC Broadband available: Openreach predicted max download speeds: Superfast 80 Mbps; Standard 24 Mbps.

Government Reported Long Term Flood Risks: River/Sea: Very Low Risk. Surface Water: Very Low Risk

Energy Performance Certificate Rating: E

Council Tax Band: Main Cottage: F. The Nook: Zero Business Rated.

Holiday Letting: The Nook is let via 'Creeside Cottages'. Please visit their website for further information. Peak Tariff: £1050 per week. Off Peak Tariff: £480 per week. For viewing purposes changeover days are Fridays during the weeks the cottage is occupied.

Furnishings and Contents: With the exception of personal belongings or items of sentimental value, Certain items of furniture are available by separate negotiation.

Tenure: FREEHOLD.

Land Registry Title Number: CL132485 & CL174255.

Viewing: Strictly by appointment with H Tiddy.

Cliff Cottage

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Important Notice

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 H Tiddy. 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.

