



Heron Quay

Malpas, Truro





Heron Quay, Bar Creek, Bar Meadows, Malpas, Truro TR1 1SS

Set within a serene and idyllic riverside location, this blissful waterside retreat enjoys panoramic river views, total peace and quiet with direct access to the water, all within moments of Truro, Boscawen Park and national-class schooling and entertainment. The perfect antidote to the hustle and bustle of modern life.

Distances

Malpas marina – 350 yards; Boscawen Park, Truro Cricket Club and tennis courts – 1.3; Truro cathedral – 2.5; Truro School – 2.5; Penair School – 3; Truro High School – 3; Mainline rail – 3; Truro College – 5; Loe Beach Watersports (Feock) – 7.5; Mylor Yacht Harbour – 12.5; Perranporth – 12.5; Falmouth – 13.5; Cornwall Airport (Newquay) – 20.5

(All distances are approximate and in miles)

Location

Bar Meadows is tucked away at the very end of the hugely desirable and timelessly beautiful riverside village of Malpas within just a couple of miles from the centre of Truro. This small waterside community provides an enviable lifestyle based around the popular pub, modern village hall, marina and popular walks to St Clement in one direction and Boscawen Park (with its tennis courts, coffee shop, childrens' play area, lakeside café and nearby cricket club) in the other. It is very hard to think of anywhere in Truro that provides such a peaceful and inspiring setting.

High quality state and public schooling, along with nurseries and primary schools, are all close by and the centre of Truro, with its recently revamped and now-national class Hall for Cornwall, caters for most day-to-day needs.

Further afield but within a short drive are the exceptional sailing waters of the Fal River, the buzzing university seaside town of Falmouth and the famed surfing beaches on the north coast. And if you need to get to London quickly or fancy a holiday in Portugal, Cornwall's airport near Newquay is just 20 miles away.

The property

- Waterside semi-detached house
- Front line panoramic views of the river and woodland
- Traffic-free position
- Peaceful and idyllic location
- Extended in 2023
- Quadruple aspect open plan living room / kitchen enjoying the wonderful views. Slate floor, modern electric heating, Esse woodburner / oven, access to the covered terrace and garden.
- Kitchen with river views, fridge, freezer and slimline dishwasher.
- Understairs cupboard with washing machine
- Shower room (refitted in 2023) with river views and underfloor heating (electric)
- Master bedroom enjoying the stunning view and with herringbone flooring and full width balcony via aluminium sliding doors
- Double aspect 2023-built study with a fitted desk and aluminium windows perfectly framing the views
- Second bedroom with river views, modern electric heating and fitted cupboard

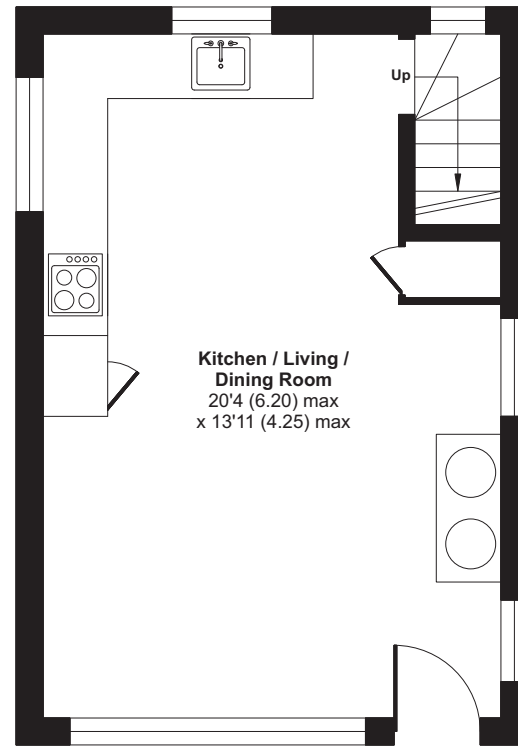


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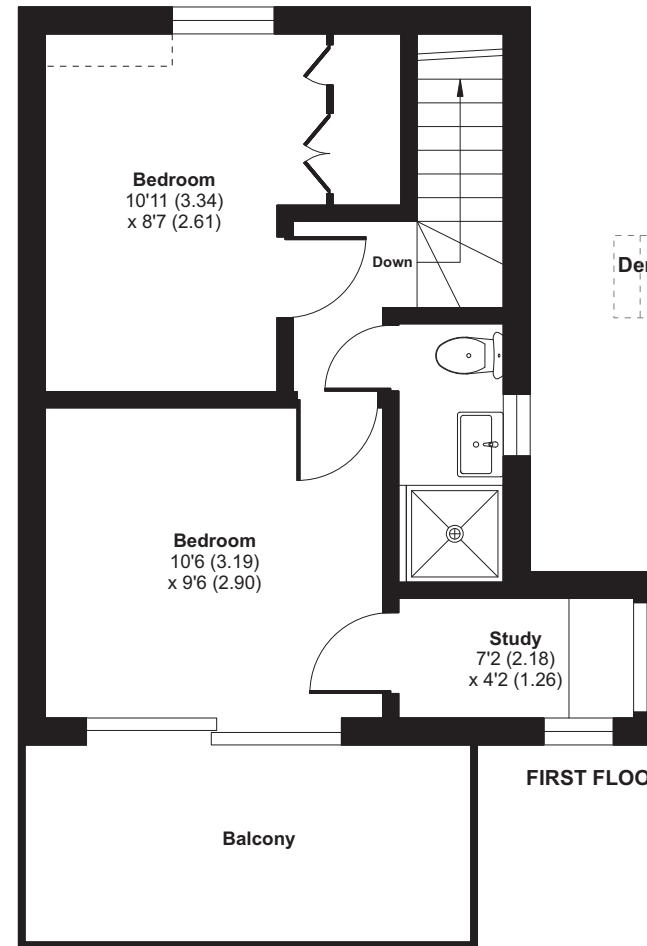


Main House = 591 sq ft / 54.9 sq m
 Total = 595 sq ft / 55.3 sq m
 Limited Use Area(s) = 4 sq ft / 0.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Denotes restricted head height

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Shore Partnership Limited. REF: 1220047

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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The garden and parking

- Level riverside lawned garden with provision for an outhaul mooring
- Canoe, kayak and standup paddleboard available as part of the sale
- Undercover patio
- Balcony
- Off-road parking for 1-2 cars alongside the property

Tenure, services and material information

Freehold. Annual charge of £700-£800 for shared drainage, mains water supply, upkeep of shared areas and managing agent fees.

Shared slipway for use of residents of Bar Creek. For more detailed notes please contact us.

Mains electricity. Broadband: Full Fibre is available in the postcode (<https://www.openreach.com/fibre-checker/my-products>)

Council tax: Band E. Adjoining Conservation area and SSSI (river).

Directions

Travelling along Malpas Road, continue past Boscawen Park, through Sunny Corner and along the tree-lined road to Malpas Village. Continue all the way through the village passing the entrance to the marina. Turn right into Bar Creek and upon entering the carpark, descend the slope slowly. Heron Quay is the final property on the right hand side.

What 3 Words ///abacus.songbird.diverged





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WHERE YOU LIVE MATTERS

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