



The Pines
Truro



The Pines

Malpas Road, Truro, TR1 1SG

Set within mature gardens of around half an acre, this much improved Cornelius-designed home offers four bedrooms, a study and spacious living areas in a peaceful setting between Truro and Malpas, with views towards Boscawen Park and easy access to a relaxed, riverside lifestyle.



The Location

Located opposite the beautifully maintained Boscawen Park, The Pines enjoys a highly private setting at the end of a private drive, adjoining open fields and with the park at the end of the drive. Boscawen Park provides gardens, a children's play area, coffee shop, café and a range of sporting facilities including tennis courts, football pitches and Truro Cricket Club.

A scenic walk along the river leads to the waterside village of Malpas, home to The Heron Inn, a café and farm shop, a marina and a modern village hall, with stunning countryside and riverside walks extending to the historic village of St Clement.

Truro city centre, just a short level distance away, offers a vibrant mix of national and independent retailers, charming, cobbled streets, and a wide array of restaurants, cafés, bars and a cinema, all anchored by the iconic cathedral and the refurbished Hall for Cornwall. Sports enthusiasts are well catered for with tennis, squash, rugby, football, and cricket clubs, while both the north coast surfing beaches and the sailing waters of the Carrick Roads are within easy reach.

Distances (All distances are approximate and in miles)

Boscawen Park & tennis courts – 50 yards; Malpas – 0.9;
Truro School – 1; Truro Cathedral – 1.1;
Royal Cornwall Hospital (Treliske) – 3.4; Truro College – 3.8;
Trelissick Garden (National Trust) – 5.9; Perranporth – 10.3;
Falmouth Marina – 10.5; Mylor Yacht Harbour – 11.1; St Agnes – 11.8;
St Mawes – 18.1; Cornwall Airport – 19.4

The Property

- Individual Cornelius designed detached family home
- Exceptionally private setting at the head of a private drive
- Extensively upgraded by current owners, including
 - New kitchen and bathroom
 - Replacement windows
 - Remodelling to create utility room
 - New boiler installation
 - External improvements enhancing access and parking
- Elevated position adjoining fields to the side and rear, with views towards Boscawen Park and beyond
- Mature gardens extending to approximately ½ acre
- South-westerly aspect enjoyed by all principal rooms
- Stunning full-width terrace seamlessly linking the interior living spaces with the gardens
- Entrance hallway
- Living/dining room with large bay window and far-reaching views
- Double-aspect sitting featuring a woodburner and French doors opening onto the stunning terrace
- Beautifully appointed kitchen/breakfast room, designed by Kettle kitchens with Dekton worktops and upstands and appliances including Samsung fridge/freezer, Miele oven and separate steam oven, Elica hob and Bosch dishwasher.
- Study with access to a small courtyard leading to the terrace and gardens
- Utility room and separate WC
- Three double bedrooms all enjoying the south westerly aspect and garden views
- Fourth bedroom
- Stylish family bathroom with separate shower
- Separate WC





The Gardens, Garage and Parking

- Positioned at the head of a private driveway, offering a high degree of seclusion
- Generous parking and turning space, in addition to an attached double garage
- Expansive full-width terrace spanning the entire front of the property and extending to the side, featuring a pergola with a mature wisteria and two automatic awnings
 - Perfectly orientated to enjoy the south-westerly aspect and views
 - A sheltered, sun-drenched space that seamlessly connects indoor and outdoor living
- Further sitting out terraces including a timber decked area
- Mature, sloping gardens mainly laid to lawn with mature borders and selection of shrubs and plants providing year-round colour

What 3 Words

/// closes.hiking.upgrading

Tenure, services and material information

Freehold. Oil fired central heating. Mains electricity and water. Constructed in 1927 – Mundic test A1
Council Tax: band F
Broadband: FTTC (source: www.openreach.com/broadband-network/fibre-availability)

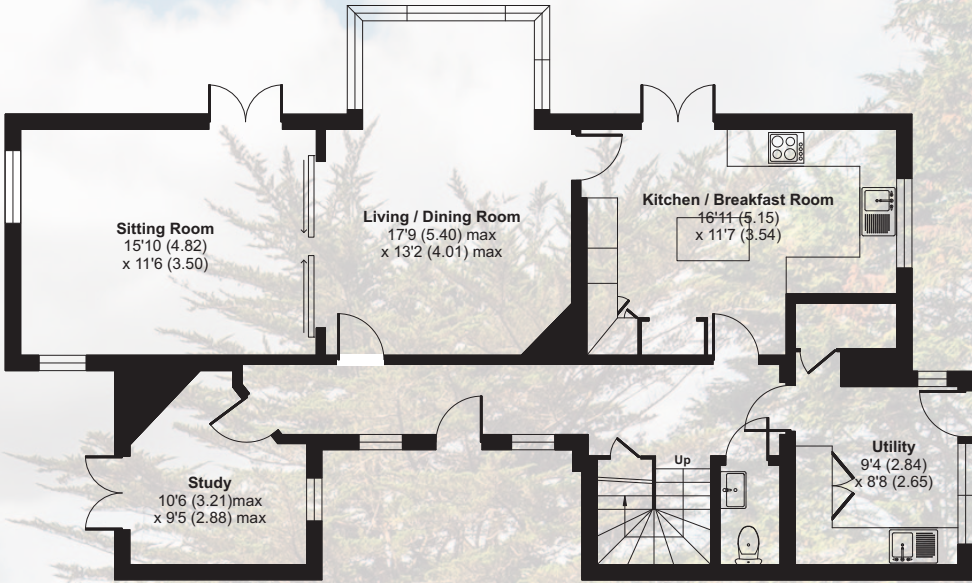
Directions

From Trafalgar roundabout in Truro, take the exit signposted Malpas and Boscawen Park. Follow this road until you reach Boscawen Park. With the park on your right and Trennick Mill and the lake on your left, continue a short distance and take the next driveway on the left. The Pines is at the head of this drive.

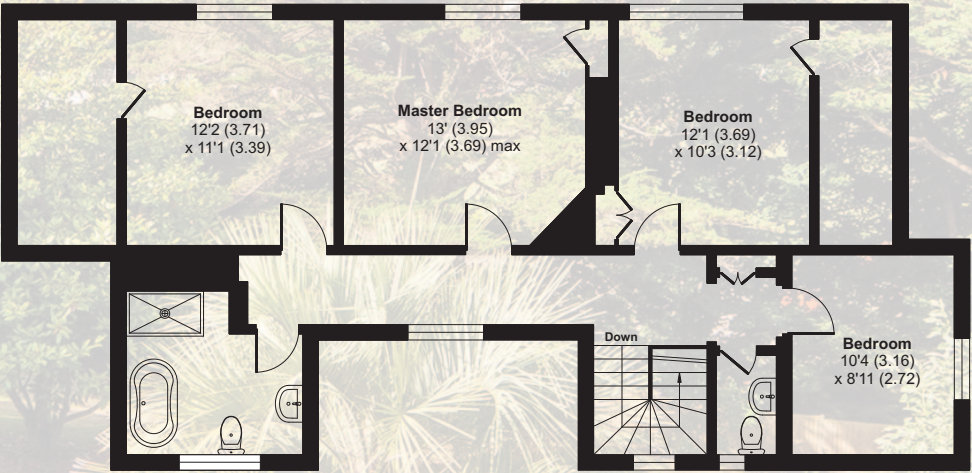


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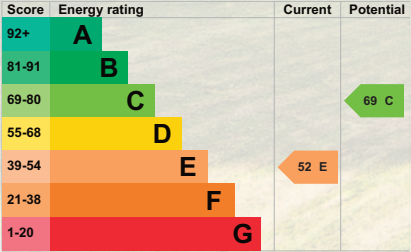
Main House = 1826 sq ft / 169.6 sq m
Total = 2236 sq ft / 207.6 sq m (includes garage)
Limited Use Area(s) = 126 sq ft / 11.7 sq m
For identification only - Not to scale



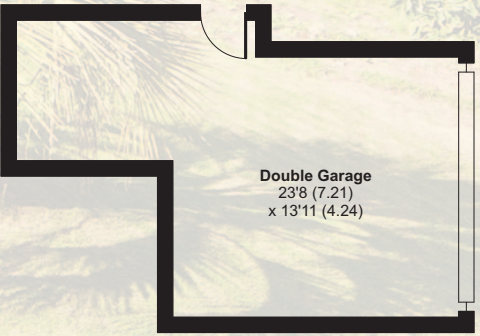
GROUND FLOOR



FIRST FLOOR



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Shore Partnership Limited. REF: 1332746

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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