



54 Boscawen Woods

Truro



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Malpas Road, Truro, TR1 1UE

Set within a desirable contemporary development, this beautifully refurbished and immaculately presented 3/4 bedroom home occupies an enviable traffic-free setting in an elevated position. Arranged over three light-filled and versatile floors, the accommodation is perfectly suited to modern family life, with a stylish ground floor kitchen/dining room opening directly onto a sunny west-facing garden, complemented by a first floor living room / bedroom / study. The generous enclosed garden, one of the largest in the development, has direct footpath access, with two undercover parking spaces completing this superb and highly desirable home.

The Location

Situated opposite Boscawen Park, Boscawen Woods is a quiet and highly desirable development of 54 houses and apartments, completed in 2016. Number 54 enjoys a prime position at the very top of the development and stands on one of its largest plots, offering an excellent sense of space and privacy.

Boscawen Park itself provides beautifully maintained gardens, a children's play area, a coffee shop and café, together with an excellent range of sporting facilities including tennis courts, football pitches and Truro Cricket Club.

At the end of the garden, direct access leads onto the footpath towards Malpas and St Clement, providing a wonderful connection to the surrounding countryside and riverside walks great for dog-walking and trail running. A scenic route also follows the river to the waterside village of Malpas, home to The Heron Inn, a café and farm shop, a marina and a modern village hall, before continuing on towards the historic village of St Clement and its charming church.

Truro city centre is just a short, level distance away and offers a vibrant mix of national and independent retailers, charming cobbled streets, restaurants, cafés, bars and a cinema, all centred around the iconic cathedral and the nationally acclaimed Hall for Cornwall. Sports enthusiasts are especially well served in this area, with tennis, squash, rugby, football and cricket clubs nearby, while the north coast surfing beaches and the sheltered sailing waters of the Carrick Roads are both within easy reach.

The Property

- Contemporary three-storey townhouse, built in 2016 by Linden Homes
- Prime position at the top of the Boscawen Woods development, with bright, stylish and beautifully presented interiors
- Flexible layout with up to four bedrooms, including a first floor sitting room / bedroom
- Entrance hall
- Ground floor WC
- Utility room with integrated freezer and garden access
- Refitted contemporary kitchen with fitted appliances (cooker (Miele), fridge, dishwasher and induction hob)
- Living / dining room with woodburner and full width bi folds to the garden
- First floor sitting room / bedroom with full width balcony (potential to sub-divide this room if a separate study were required)
- Double bedroom
- Family bathroom
- Second floor principal bedroom with en suite shower room
- Double bedroom





The Gardens and Parking

- Westerly-facing rear garden, relandscaped by the current owners, arranged over two levels with connecting steps (reclaimed railway sleepers)
- Two areas of lawn
- Planted borders
- Sitting out patio
- Timber terrace and pergola with retractable shades
- Garden shed
- Access to footpath
- Double-width carport providing two allocated parking spaces and useful storage for bikes, boards etc
- Communal bin store

Distances

Boscawen Park & tennis courts – 175 yards; Malpas – 1; Truro Cathedral – 1.1; Truro School – 1.2; Penair School – 1.7; Waitrose – 2.4; Royal Cornwall Hospital (Treliske) – 3.8; Truro College – 4.2; St Agnes – 9.5; Perranporth – 11; Falmouth – 11.5; Mylor Yacht Harbour – 11.5; St Mawes – 12 (via ferry); Cornwall Airport – 19.5
(All distances are approximate and in miles)

Tenure, services and material information

Freehold. Managed communal areas and private drive (approximately £900 per annum). Mains electricity, water and drainage. In current ownership since 2016. Woodburner installed 2023. Kitchen and utility refitted in 2022.
Council Tax: band E
Broadband: FTTC (source: <https://www.openreach.com/broadband-network/fibre-availability>)

What 3 Words

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Directions

From Trafalgar roundabout, take the exit signposted Malpas and Boscawen Park. Follow this road until you reach Boscawen Park. With the park on your right, turn left into Boscawen Woods and continue up the hill and under the 'arch'. Follow the road up to the top where number 54 is positioned as the last house within the development.

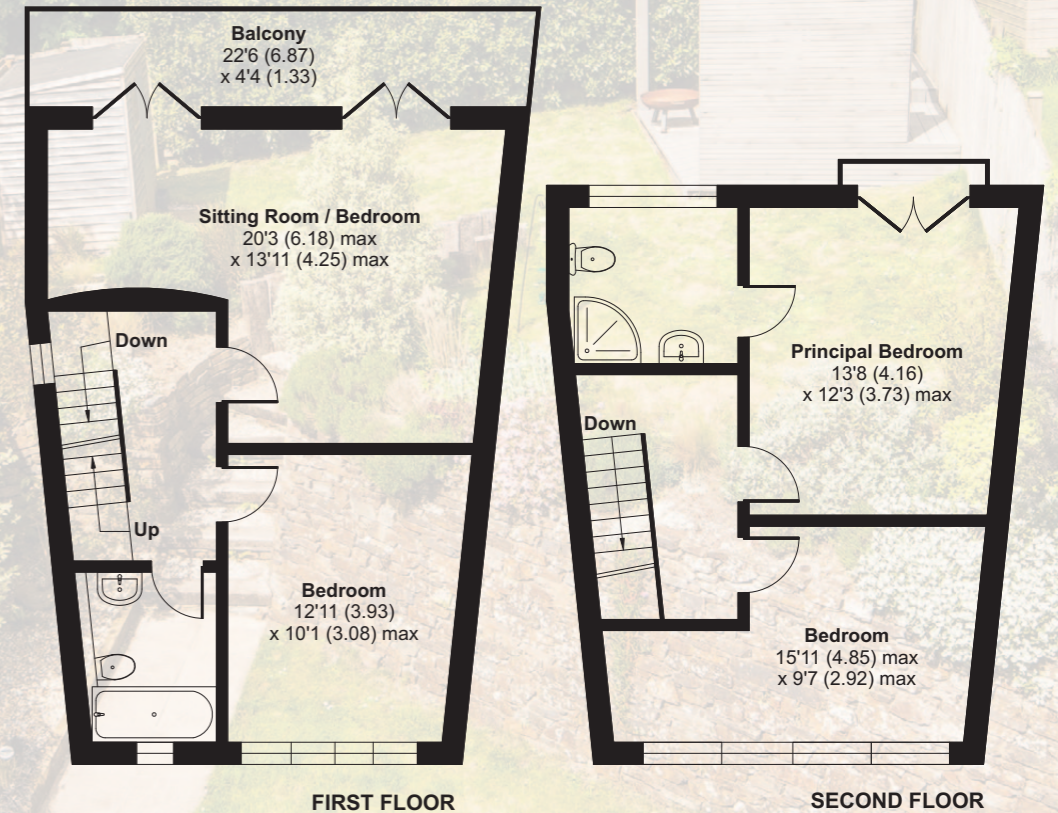
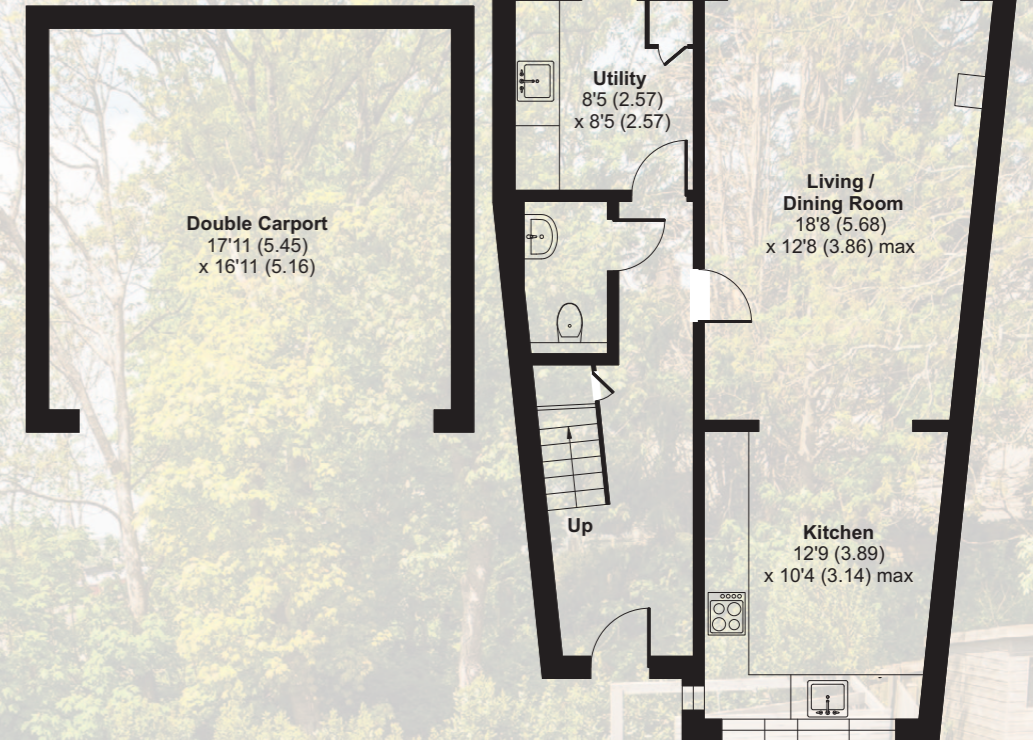
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Main House = 1499 sq ft / 139.2 sq m (excludes carport)

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	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). © nitchcom 2026. Produced for Shore Partnership Limited. REF: 1451242

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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