



Penpol

Devoran





Seamark Penpol, Truro, TR3 6NW

Distances

Point Quay & slipway – 700 yards; Old Quay Inn, Devoran – 1.4; Carnon Downs 1.5; Loe beach watersports – 1.6; Trelissick Gardens (National Trust)– 1.9; Perranwell Station (branchline rail) – 3; Truro – 5; Mylor Yacht Harbour – 8.6; Falmouth – 9.5; Cornwall Airport (Newquay) – 23

(All distances are approximate and in miles)

The location

Located near the head of tranquil Penpol Creek, a tributary of the Fal Estuary, Seamark enjoys a quiet traffic-free position and fine views over Penpol to Restronguet Creek and unspoilt surrounding countryside.

The creekside villages of Penpol, Point and Devoran were once a hive of the mining industry. With most traces of this activity now gone, the creek and surroundings have become one of the most highly coveted areas in south Cornwall by virtue of the peaceful and picturesque setting with close proximity to Truro and Falmouth. The track of the old mineral railway, the Old Tram Road, leads from Point along the creek to Devoran providing a great walk, run or bike ride, and finishing at the Old Quay Inn, Devoran. Follow the Bissoe Trail, an 11-mile cycle path starting from Devoran and finishing on the north coast at Portreath.

The Fal Estuary meanders its way from Falmouth to the head of the River Fal at Truro. For the keen sailor, this area of the south Cornish coast offers several sailing clubs with the sailing waters considered to be some of the finest in the UK. Falmouth is a bustling harbour town with a fascinating maritime history, excellent restaurants, sandy beaches and a great atmosphere.

Truro is the administrative centre of Cornwall and offers excellent schooling and mainline rail links to London Paddington. It has a small but comprehensive city centre and a nice selection of boutiques, along with restaurants, a cinema, galleries and a national-class theatre/performance venue.



The property

- A detached home which is recently extended
- Traffic-free position at the head of a private drive
- Spacious galleried entrance hallway with Cornish oak flooring
- Open-plan living area with feature wood burner and Cornish oak flooring from the Tregothnan Estate flowing into a large kitchen/breakfast room with bi-fold doors to the rear garden
- Modern contemporary kitchen with central island with Neff extractor and breakfast bar. Combination Neff microwave, self-cleaning oven, hot water tap, oil-fired AGA and Quartz tops.
- Utility room with separate WC
- Stunning double-height master bedroom with separate en suite rainwater shower room and walk-in wardrobe. Superb creek views and private south facing balcony.
- Three further bedrooms
- Family bathroom with whirlpool bath, walk-in shower and twin basins





The gardens, garage and parking

- Long, private, hedge-lined drive
- Parking and turning area in addition to a double length garage and separate carport
- Electric vehicle charging point
- South facing front terrace with raised water feature and beautifully stocked beds
- Rear paved terrace runs along the property and leads to an enclosed vegetable garden with raised beds.
- Enclosed rear lawn with mature shrubs and trees.

Tenure, services and further information

Freehold. Mains water and electricity. Private drainage. Oil fired central heating. Council Tax: F. Broadband: Superfast fibre is available in the postcode.

Directions

Proceed from Truro to Falmouth on the A39. At the Playing Place roundabout turn left signposted to Feock. Proceed over the King Harry Ferry crossroads and turn right into Harriss Hill which leads to the creek. Seamark will be found after a very short distance on the right-hand side.

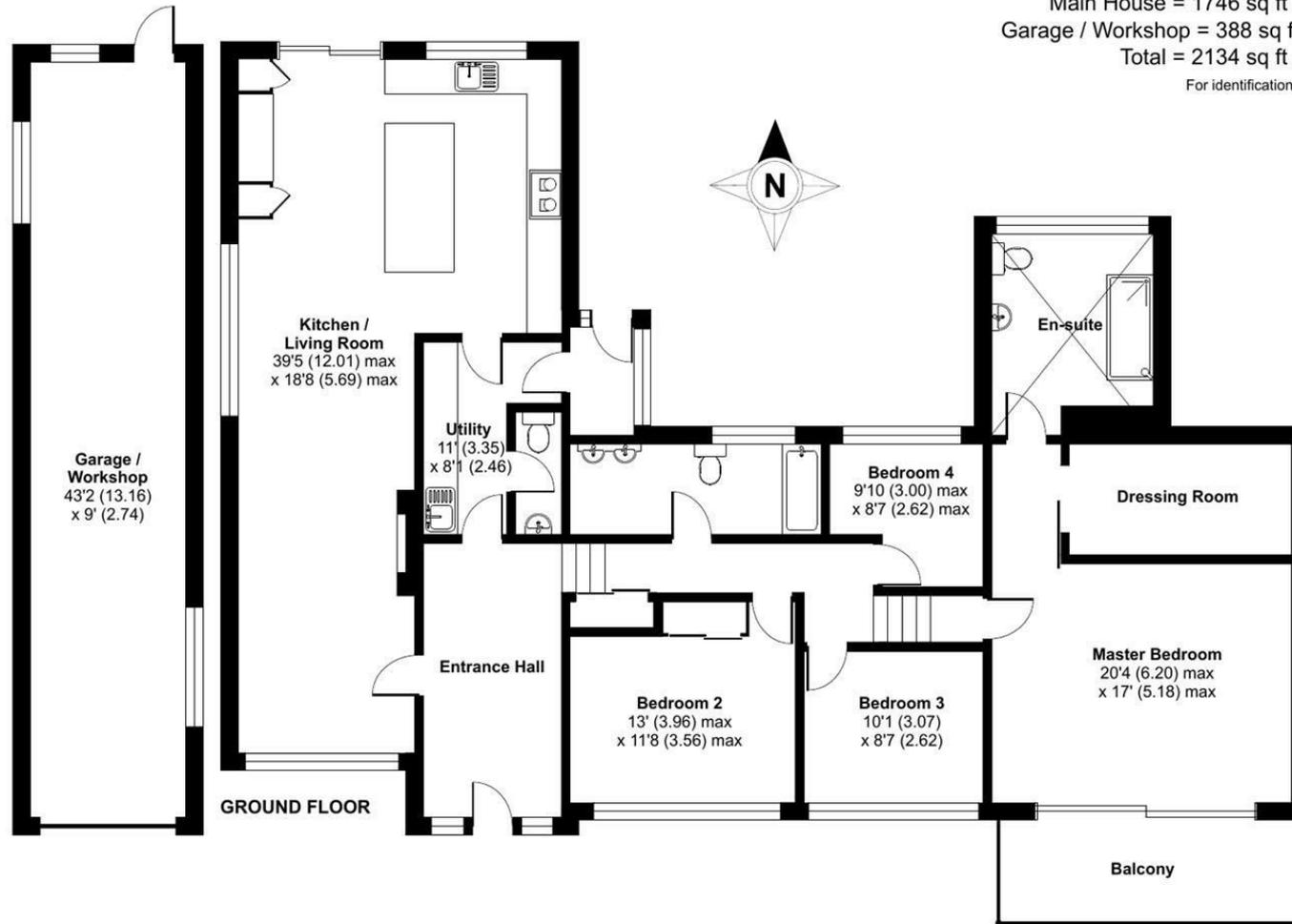
What3Words: /// crank.cROUTONS.rooms





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Main House = 1746 sq ft / 162.2 sq m
 Garage / Workshop = 388 sq ft / 36.1 sq m
 Total = 2134 sq ft / 198.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7cheom 2022. Produced for Shore Partnership Limited. REF: 857252

Energy Efficiency Rating		Environmental Impact (CO2e) Rating	
Current	Target	Current	Target
Energy Efficiency Rating	Energy Efficiency Rating	Environmental Impact (CO2e) Rating	Environmental Impact (CO2e) Rating
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