



Curlews

Point



Curlews

Old Tram Road, Point, Devoran, TR3 6NQ

Centrally positioned within a southerly facing and spacious garden plot of around 1/3 acre, this detached and individual bungalow enjoys breath-taking water and countryside views whilst representing an excellent opportunity for renovation, remodelling or a complete rebuild – an exceptional water-facing home of over 2,300 sq ft in total.





The property

- Individual detached bungalow
- Stunning views over the creek and unspoilt countryside
- Huge scope for further development
- Sitting centrally with 1/3 acre plot
- Full width, broad terrace enjoying the southerly aspect and superb views
- Reception hall
- Galley-style kitchen
- Sitting room and separate dining room, both enjoying the water views
- Two double bedrooms, both with en suite bathrooms and enjoying the creek views
- Large attic space with potential for conversion, subject to all necessary consents and regulations
- Covered walkway leading to the garage, utility and shower room

The gardens & garaging

- Private driveway
- Parking and turning area to the rear
- South facing decked terrace accessed from the sitting room
- Front lawned garden and patio with access to the useful and extensive cellars
- Terraced lawned rear garden with detached workshop providing further potential

Distances

Point quay & slipway – 350 yards;
Old Quay Inn, Devoran – 0.9; Carnon Downs 1.5;
Loe beach (watersports) – 2.3;
Trelissick Gardens (National Trust)– 2.4;
Truro – 4.3; Falmouth – 6.4;
Mylor Yacht Harbour – 7.4;
Cornwall Airport (Newquay) – 24.3

(All distances are approximate and in miles)

What 3 Words

///mainland.comic.sonic





The Location

Located close to Point quay on the Old Tram Road, running along the banks of the beautiful Restronguet Creek, a tributary of the Fal Estuary, Curlews enjoys a quiet position and fine southerly views over the creek and the unspoilt surrounding countryside. This area is widely considered to be one of the most sought-after addresses in south Cornwall.

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 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 or cycle, and finishing at the Old Quay Inn in Devoran. This trail continues all the way to the north coast village of Portreath, following the Bissoe Trail, a coast to coast cycle/walking route through Cornwall's mining history.

The Fal Estuary meanders its way from Falmouth to the head of the River Fal at Truro. Falmouth is the third largest natural harbour in the world and the area known as Carrick Roads extends four miles from Black Rock to Turnaware Point with nowhere being less than one mile wide. 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.



Tenure, services and general information

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

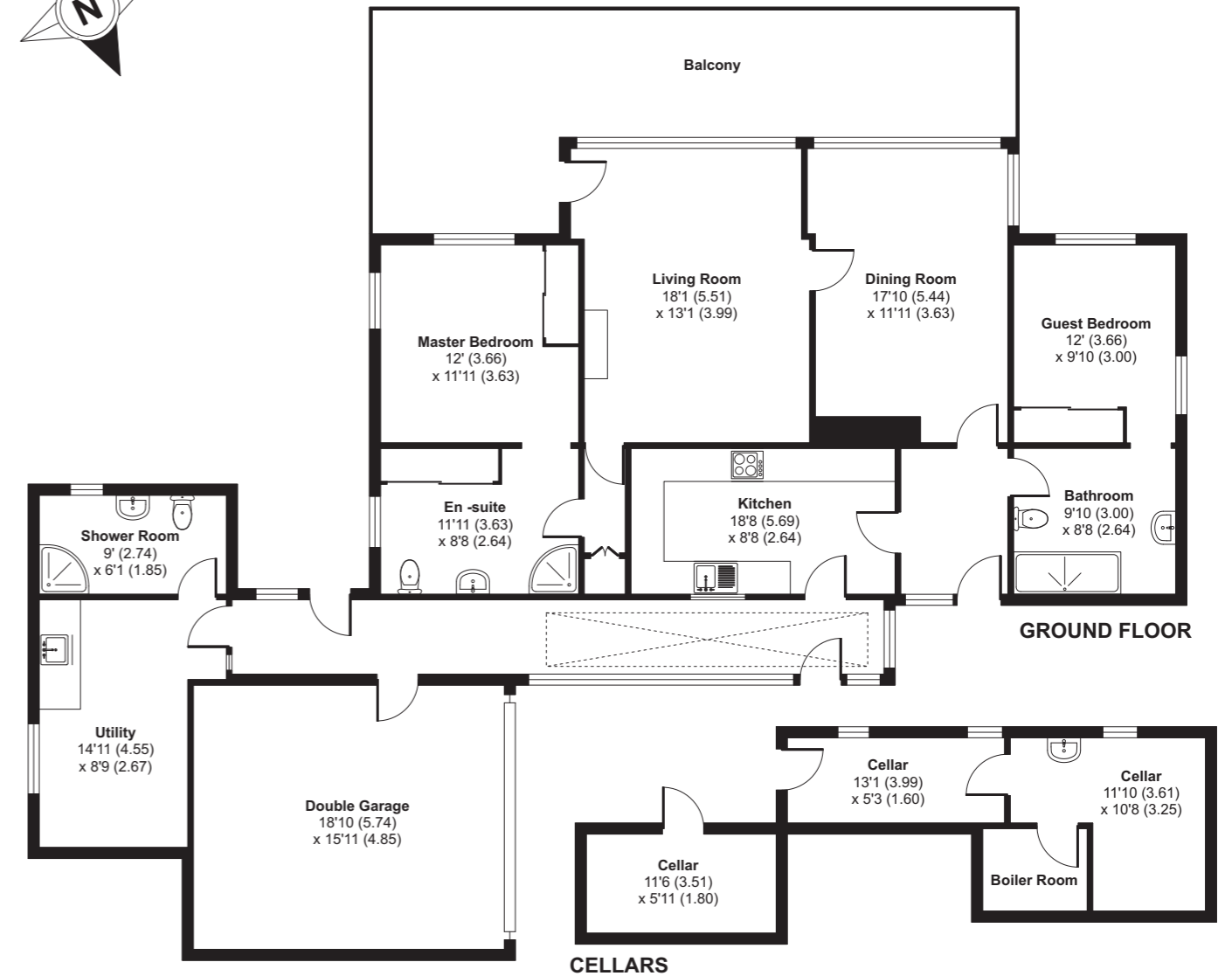
Directions

From Point Quay, head towards Devoran on the Old Tram Road and Curlews is on the right hand side with a Shore Partnership for sale board outside



Curlews, Old Tram Road, Point, Devoran, TR3 6NQ

Main House = 1582 sq ft / 200.2 sq m
 Total = 2310 sq ft / 214.6 sq m (includes garage & cellars)
 For identification only - Not to scale



This floor plan was constructed using measurements provided to © ncheom 2024 by a third party. Produced for Shore Partnership Limited. REF: 1106089

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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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