



12 St John's Terrace

Devoran



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Devoran, TR3 6NE

Occupying an exceptionally desirable setting along one of the most attractive terraces in south Cornwall, this charming three-bedroomed mid-terraced Victorian home is situated within the highly regarded creekside village of Devoran, enjoying wonderful south-westerly views across the park, towards the creek and wooded countryside beyond.



The location

Devoran is a charming creekside village bordering the upper reaches of Restronguet Creek. The area enjoys access to not only boating and sailing waters but also excellent countryside walking and riding along bridle paths and the Bissoe Trail, an 11-mile cycle path starting from Devoran and finishing on the north coast at Portreath. Amenities in Devoran include a doctors' surgery, village hall, highly regarded primary school, church, chapel and the Old Quay Inn, a popular local pub.

Restronguet Creek is a great place to keep a boat, providing easy access to the beautiful creeks of the Carrick Roads, arguably the finest day-sailing waters in the UK. Sailing facilities and clubs for all abilities are within easy reach at nearby Restronguet, Mylor, Flushing and Falmouth, which also boasts excellent marinas and an eclectic mix of shops, eateries and pubs.

The nearby village of Carnon Downs provides an excellent local shop/post office, butchers, dentists and doctors surgery. The neighbouring village of Perranwell Station benefits from a community shop, highly regarded pub, The Royal Oak and regular train service to both Truro and Falmouth.

The property

- Attractive Victorian mid-terraced period home
- Highly desirable creekside village location
- Idyllic location for a riverside lifestyle
- Peaceful location with easy access to Falmouth and Truro
- Refurbished kitchen and shower rooms
- Pretty and original entrance porch
- Living room enjoying creek views with open fire and original stripped timber floorboards
- Open plan kitchen / dining room with part-vaulted double-glazed roof
- Refitted kitchen with appliances including electric hob, dishwasher, fridge and wine cooler
- Master bedroom with refitted en suite shower room and creek views
- Two further bedrooms, one enjoying the creek views
- Refitted family shower room

Distances

Old Quay Inn – 250 yards; Devoran quay – 350 yards; Bissoe Trail – 0.5; Perranwell Station – 1.5; Trelissick Gardens (National Trust) – 4; Truro – 4.5; Mylor Yacht Harbour – 6.5; Falmouth – 7; Cornwall Airport (near Newquay) – 24

(All distances are approximate and in miles)





The garden and parking

- Enclosed, deep and terraced rear garden, well stocked and including areas of lawn, planted borders, water feature and sitting out terrace, all enjoying a great deal of privacy
- Hardstanding parking space with lapsed planning consent (PA13/02934) for a replacement garage, garden room and terrace.

- Cute front garden, enclosed behind an attractive white timber fence, enjoying an open aspect across the park, river and surrounding wooded countryside

Tenure, services and general information

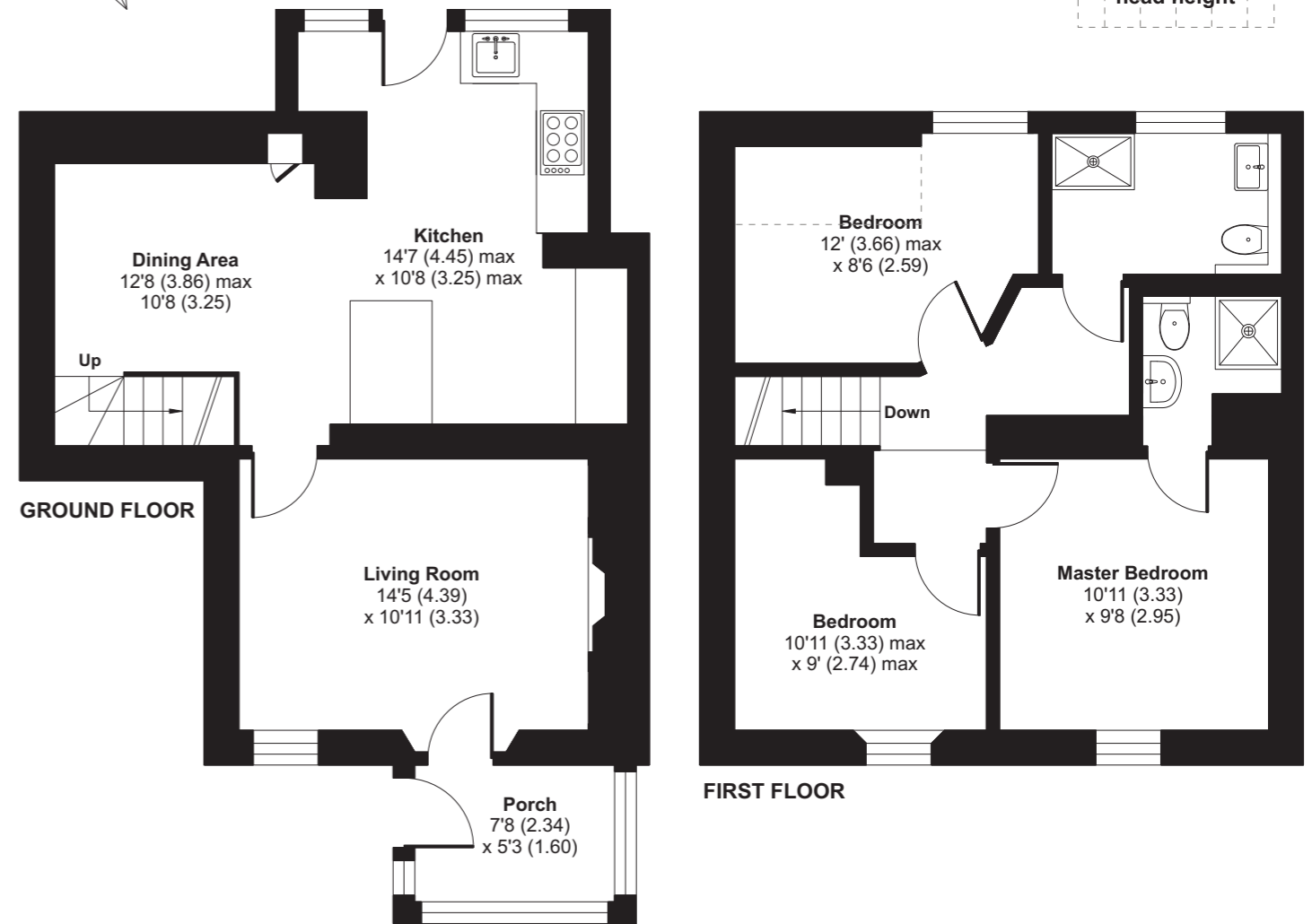
Freehold. Grade II Listed. Mains water, drainage, and electricity. Gas fired central heating. Broadband: Superfast is available in the postcode. Council Tax: D

12 St. Johns Terrace, Devoran, Truro, TR3 6NE

Main House = 962 sq ft / 89 sq m
 Limited Use Area(s) = 22 sq ft / 2 sq m
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Shore Partnership Limited. REF: 663241

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	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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