



4 Belmont Terrace

Devoran



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Devoran, Truro, TR3 6PX

Enjoying a quiet, tucked away and elevated position close to the heart of this beautiful and sought after creekside village, this charming and welcoming double fronted Victorian home provides well-proportioned living spaces along with far-reaching countryside views, a garage, outbuildings, a well-stocked garden and generous parking.



The location

Devoran, a charming creekside village in south Cornwall, is nestled along the upper reaches of Restronguet Creek. This picturesque location offers access to boating and sailing waters, as well as excellent countryside walking and riding along bridle paths and the Bissoe Trail, an 11-mile cycle path from Devoran to Portreath. The village boasts amenities such as a doctors' surgery, village hall, highly-regarded primary school, church, chapel, and the popular Old Quay Inn.

Restronguet Creek is ideal for boating, providing easy access to the beautiful creeks of the Carrick Roads, renowned as some of the finest day-sailing waters in the UK. Nearby sailing facilities and clubs cater to all abilities in Restronguet, Mylor, Flushing, and Falmouth, which also offers excellent marinas and a vibrant mix of shops, eateries, and pubs.

The nearby village of Carnon Downs provides excellent village amenities including an excellent local shop/post office, butchers, dentists, and doctors' surgery with a regular train service to both Truro and Falmouth in neighbouring Perranwell Station.

The property

- Highly characterful and charming Victorian home
- Popular and quiet terrace
- Much improved
- Entrance porch
- Sitting room with window seat enjoying views over the gardens, timber flooring and recessed wood burner
- Living room / play room with timber flooring, wood burner and garden views
- Open plan kitchen / dining room with 2023-refitted kitchen with quartz worktops and double Belfast sink. Integrated appliances: Bosch dishwasher, washing machine and separate dryer. NEFF oven and induction hob. Stable door to rear courtyard
- Rear lobby with door to side path
- Ground floor WC
- First floor landing
- Master bedroom enjoying the views with fitted wardrobe and en suite shower room
- Three further bedrooms, one enjoying the views
- Recently refurbished family bathroom

The gardens, outbuildings and parking

- Attractive, enclosed deep front lawned garden facing south west
- Front terrace enjoying the southerly aspect and views
- Off road parking to the front for 3-4 cars
- Large garden shed
- Enclosed rear courtyard with side and rear access
- Former garage (accessed from rear lane) used as a workshop with small woodburner
- Outbuilding, divided into a laundry room and store

What 3 Words

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Distances

Old Quay Inn – 300 yds; Devoran primary school – 350 yds; Quay – 400 yds; Bissoe Trail – 0.5; Perranwell Station – 1.5; Trellisick Gardens (National Trust) – 4; Truro – 4.5; Mylor Yacht Harbour – 6.5; Falmouth – 7; Cornwall Airport – 24

(All distances are approximate and in miles)

Tenure, services and material information

Freehold. Mains water, drainage, gas and electricity. Gas fired central heating. Broadband: Fibre (to the cabinet) is available. (<https://www.openreach.com/fibre-checker/my-products>)

Council Tax: band E

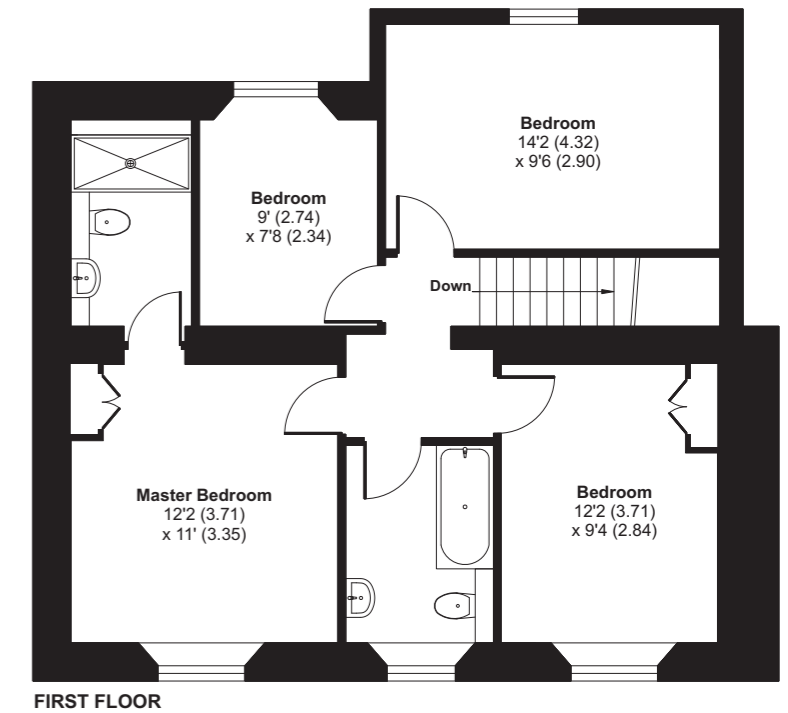
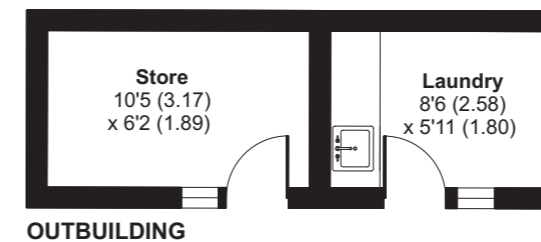
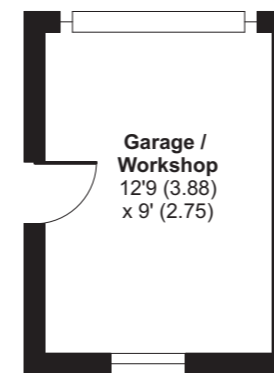
Directions

Proceed into Devoran from the A39 and turn left at the junction. Proceed up the hill to the mini roundabout and turn right. Continue along Devoran Lane and turn left at the crossroads immediately after the church. Towards the top of the hill, 4 Belmont Terrace is the fourth house on the left with parking to the front.

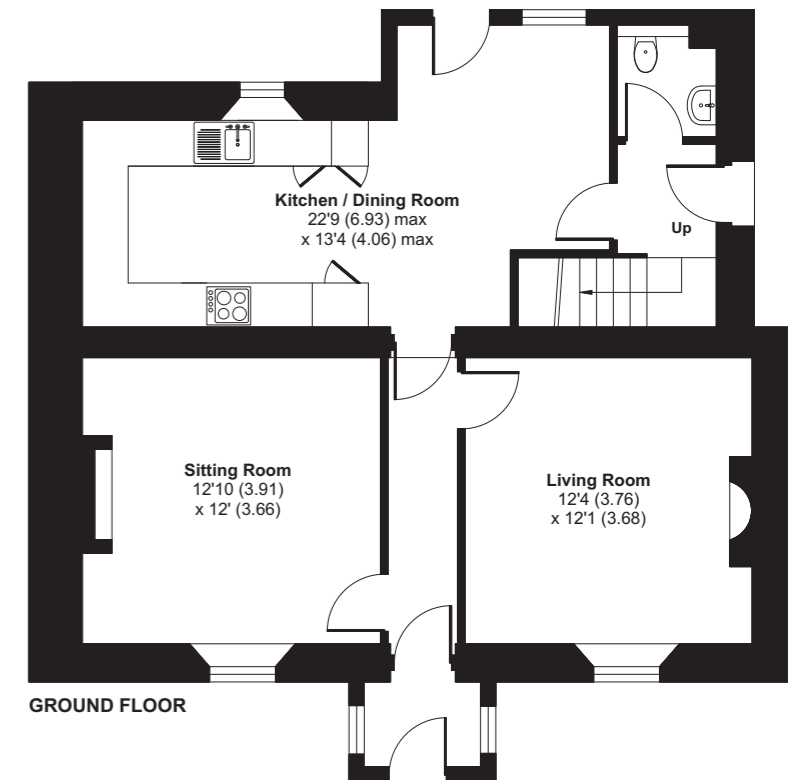


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Main House = 1413 sq ft / 131.2 sq m
 Garage / Workshop = 115 sq ft / 10.6 sq m
 Outbuilding = 117 sq ft / 10.8 sq m
 Total = 1645 sq ft / 152.6 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 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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