

Trerose Point Green

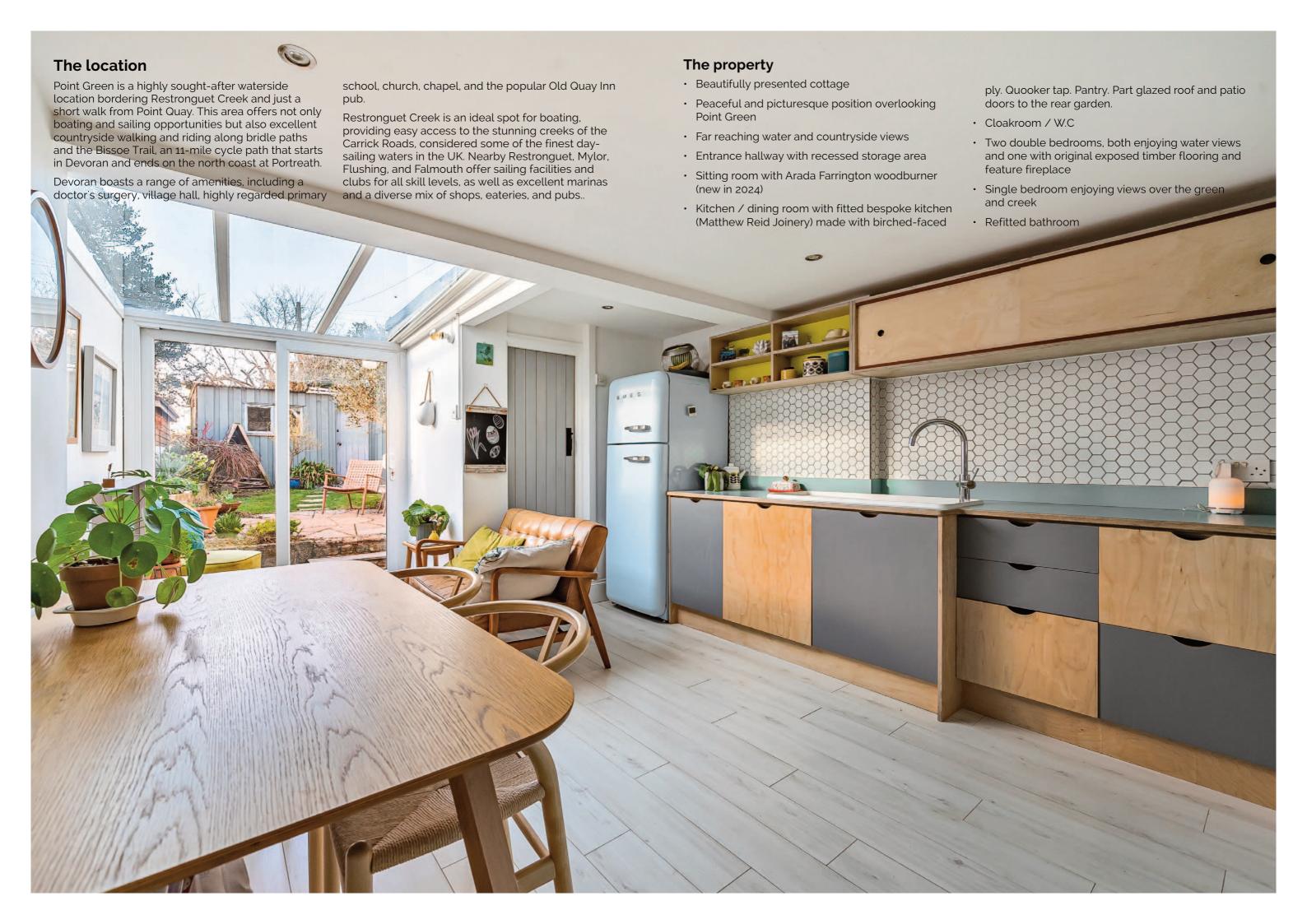


Trerose

Point Green, Devoron, Truro, TR3 6NH

This charming, refurbished and stylishly presented character cottage enjoys a peaceful creekside village position with far-reaching river views from all bedrooms. With a sunny garden and workshop, this attractive 3-bedroom house is positioned within one of south Cornwall's most desirable and sought-after areas.

















The gardens

- Enclosed front garden, part walled, and timber fenced. Small area of lawn with surrounding beds.
- Westerly facing rear garden, well enclosed with lawn and two sitting out terraces. Timber shed / workshop with power connected
- · Gated side access

Tenure, services and material information

Freehold. Mains water and electricity. Private drainage. Oil fired central heating.

Council Tax: C

Broadband: fttc (source: https://www.openreach.com/broadband-network/fibre-availability)

Distances

Point Quay – 150 yards; Old Quay Inn, Devoran – 1; Loe Beach -2.2; Trelissick Gardens (National Trust) – 2.3; Truro – 4.5; Mylor Yacht Harbour – 7.5; Falmouth – 9; Cornwall Airport – 24

(All distances are approximate and in miles)

What 3 Words /// finalists.mountain.reviews

Directions

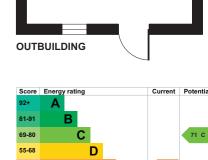
Proceeding from Truro to Falmouth on the A390. Take the third exit at the third (Carnon Downs) roundabout, signposted Point and Come-to-Good. Continue along Point Road for just over a mile and turn right into Point Road. Proceed down the hill for 500 yards and into Point Green. Trerose is positioned on the right hand side of the green.

Trerose, Point Green, Devoran, Truro, TR3 6NH

 $\label{eq:mainHouse} \mbox{Main House} = 893 \mbox{ sq ft / } 82.9 \mbox{ sq m} \\ \mbox{Total} = 994 \mbox{ sq ft / } 92.3 \mbox{ sq m (includes outbuildings)}$

For identification only - Not to scale





Shed / Workshop 13'3 (4.05) x 7'7 (2.31)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecom 2025. Produced for Shore Partnership Limited. REF: 1253838



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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