



# Trerose

Point Green





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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 location

Point Green is a highly sought-after waterside location bordering Restronguet Creek and just a short walk from Point Quay. This area offers not only boating and sailing opportunities but also excellent countryside walking and riding along bridle paths and the Bissoe Trail, an 11-mile cycle path that starts in Devoran and ends on the north coast at Portreath.

Devoran boasts a range of amenities, including a doctor's surgery, village hall, highly regarded primary

school, church, chapel, and the popular Old Quay Inn pub.

Restronguet Creek is an ideal spot for boating, providing easy access to the stunning creeks of the Carrick Roads, considered some of the finest day-sailing waters in the UK. Nearby Restronguet, Mylor, Flushing, and Falmouth offer sailing facilities and clubs for all skill levels, as well as excellent marinas and a diverse mix of shops, eateries, and pubs..

## The property

- Beautifully presented cottage
- Peaceful and picturesque position overlooking Point Green
- Far reaching water and countryside views
- Entrance hallway with recessed storage area
- Sitting room with Arada Farrington woodburner (new in 2024)
- Kitchen / dining room with fitted bespoke kitchen (Matthew Reid Joinery) made with birched-faced

ply. Quooker tap. Pantry. Part glazed roof and patio doors to the rear garden.

- Cloakroom / W.C
- Two double bedrooms, both enjoying water views and one with original exposed timber flooring and feature fireplace
- Single bedroom enjoying views over the green and creek
- Refitted bathroom







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Main House = 893 sq ft / 82.9 sq m  
 Total = 994 sq ft / 92.3 sq m (includes outbuildings)  
 For identification only - Not to scale



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



## 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

## 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.

## Tenure, services and material information

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

Council Tax: C

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

**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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## WHERE YOU LIVE MATTERS

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