



Lower Quay Cottage

Devoran



Lower Quay Cottage, Lower Quay Road, Devoran, Truro, TR3 6QB

A stunning front-line creekside property with spacious, flexible accommodation including a series of outbuildings in a private and idyllic location enjoying direct access onto Restronguet Creek, with generous level grounds of around an acre, a heated swimming pool and sublime views.

Distances

Old Quay Inn – 175 yards; Bissoe Trail – 0.7; Perranwell Station (branchline rail) – 1.5; Loe Beach Watersports (Feock) – 3; Trellisick Gardens (National Trust) – 4; Truro – 5.5; Mylor Yacht Harbour – 6.7; Falmouth – 7.5; Cornwall Airport – 24

(All distances are approximate and in miles)

The property

- Spacious and detached bungalow set within a beautiful waterside location
- Direct water access
- Enhancement potential (subject to consents)
- Water and countryside views
- Highly desirable creekside village location
- Idyllic location for a riverside lifestyle with easy access to Falmouth and Truro
- Three reception rooms, all with garden access and river views including particularly spacious sitting/dining room with multi-fuel burner
- Kitchen with granite tops, electric range-style cooker and extractor hood
- Spacious master bedroom with walk through dressing room and en suite bathroom
- Guest bedroom with en suite WC
- Three further bedrooms
- Family bathroom
- Converted barn providing annexe / home office potential and extensive storage
- Two further outbuildings



The garden and grounds

- Direct water frontage with rights allowing easy access for kayaks and boats
- Heated swimming pool with retractable roof
- Forecourt parking and turning area
- Large garden shed
- Boat / kayak storage areas
- Extensive and level waterside gardens
- Just over one acre in total (including fundus to mean low water)





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 Loe Beach, Mylor Yacht Harbour 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 another post office/shop, highly regarded pub, The Royal Oak, and regular branchline train service to both Truro and Falmouth.

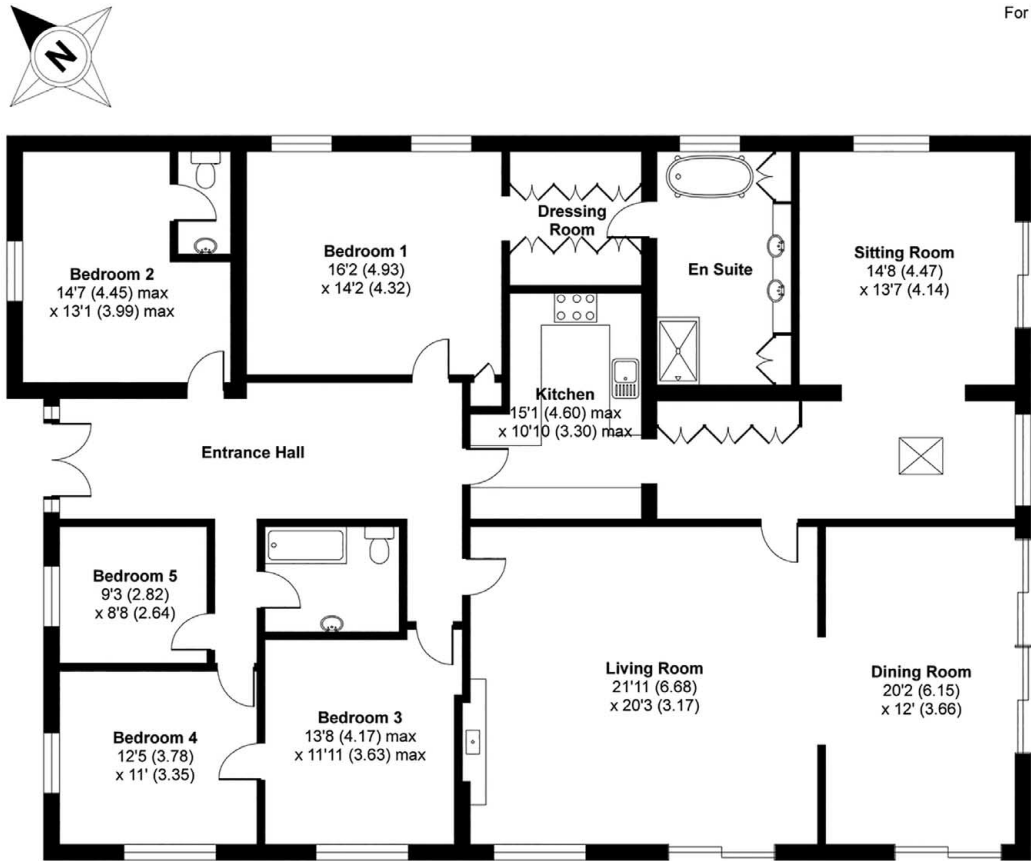
Tenure, services and general information

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



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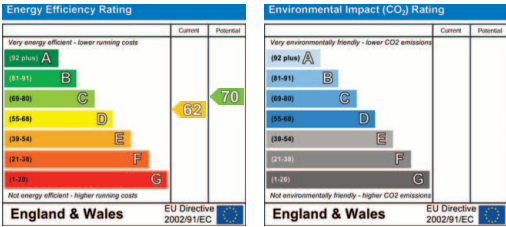
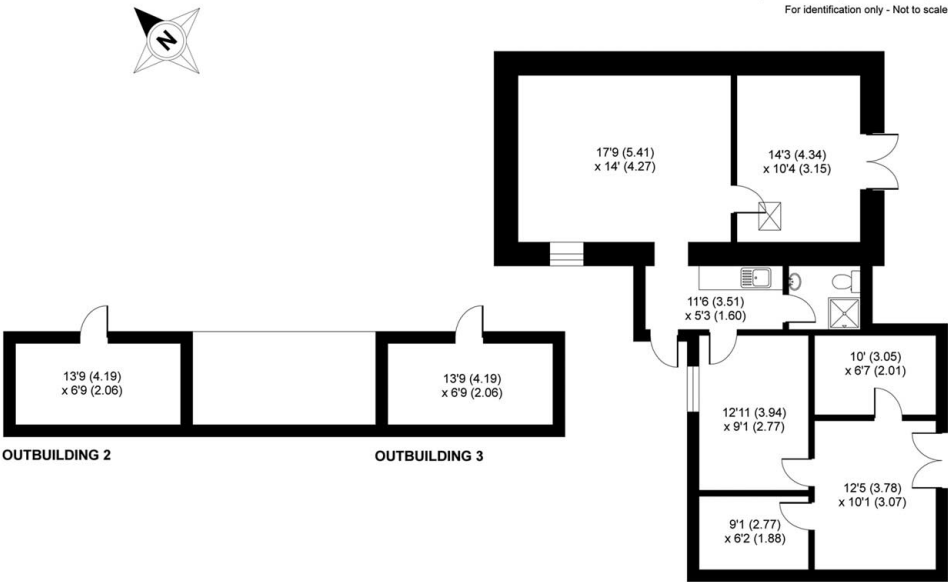
Main House = 2696 sq ft / 250.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2021. Produced for Shore Partnership Limited. REF: 692445

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Outbuildings = 1118 sq ft / 103.8 sq m
For identification only - Not to scale



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