



Cuttle Cottage

Point Green, Point

Cuttle Cottage, 3 Point Green, Point, Devoran, TR3 6NH

Enjoying a stunning position on Point Green, just along the river from Devoran, a refurbished, extended and well-maintained cottage with extensive living space, three bedrooms and beautiful water views.

Distances

Point Quay – 175 yards; Devoran – 1; Loe Beach – 2.2; Trelissick Gardens (National Trust) – 2.3; Truro – 5; Mylor Yacht Harbour – 7.5; Falmouth – 9; Cornwall Airport – 24

(All distances are approximate and in miles)

The property

- Refurbished and extended cottage
- Wonderful position overlooking Point Green
- Far reaching water and countryside views
- Sitting room with woodburner and beautiful views
- Exposed beamed ceilings.
- Light and spacious family room with Velux windows
- Well-appointed kitchen/breakfast room
- Master bedroom with en suite shower room
- Three bedrooms in total
- Turning staircase with feature window
- Underfloor heating throughout
- No onward chain

The garden

- South west facing sun terrace to the front with wonderful creek views
- Raised decked terrace to the rear
- Single garage and parking for one car





The location

Point Green is a highly desirable waterside location bordering Restronguet Creek and a short walk to Point Quay. 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.

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 approximately 1.2 miles and turn right onto Point Road. Proceed down the hill for 500 yards onto Point Green and Cuttle Cottage is situated on the left.

Tenure, services and general information

Freehold. Mains water and electricity. Private drainage. Underfloor electric heating throughout. Broadband: Superfast fibre is available in the postcode. Council Tax: E

Fixtures and 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.

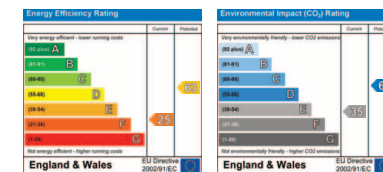




TOTAL APPROX. FLOOR AREA 949 SQ.FT. (88.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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