



# Hebasca

Point Road, Penpol













## Hebasca, Penpol, Devoran, TR3 6NP

Located close to the water within a highly desirable creekside village between Falmouth and Truro, an intriguing and individual, architect-designed modern family home enjoying superb views over Penpol to Restronguet Creek and the surrounding countryside, with stunning interiors, vaulted living room, balcony and garage / workshop.

### Distances

Point Quay & slipway – 500 yards; Old Quay Inn, Devoran – 1.5; Carnon Downs 1.5; Loe beach – 2; Trelissick Gardens (National Trust)– 2; Truro – 4.5; Mylor Yacht Harbour – 8.5; Falmouth – 9.5; Cornwall Airport (Newquay) – 24

(All distances are approximate and in miles)

### The location

Located near the head of tranquil Penpol Creek, a tributary of the Fal Estuary, Hebasca enjoys a quiet traffic-free position and fine southerly views over Penpol to Restronguet Creek and the unspoilt surrounding countryside.

The creekside villages of Penpol, Point and Devoran were once a hive of the mining industry. With most traces of this activity now gone, the creek and surroundings have become one of the most highly coveted areas in Cornwall by virtue of the peaceful and picturesque setting with close proximity to Truro and Falmouth. The track of the old mineral railway, the Old Tram Road, leads from Point along the creek to Devoran providing a great walk or cycle, and finishing at the Old Quay Inn in Devoran.



The Fal Estuary meanders its way from Falmouth to the head of the River Fal at Truro. Falmouth is the third largest natural harbour in the world and the area known as Carrick Roads extends four miles from Black Rock to Turnaware Point with nowhere being less than one mile wide. For the keen sailor, this area of the south Cornish coast offers several sailing clubs with the sailing waters considered to be some of the finest in the UK. Falmouth is a bustling harbour town with a fascinating maritime history, excellent restaurants, sandy beaches and a great atmosphere.

Truro is the administrative centre of Cornwall and offers excellent schooling and mainline rail links to London Paddington. It has a small but comprehensive city centre and a nice selection of boutiques, along with restaurants, a cinema, galleries, museums and theatre.

### The property

- Architect-designed modern home
- Traffic-free position at head of a private drive
- South facing
- Beautifully arranged accommodation
- Stunning double height sitting room, part glazed vaulted roof and woodburner
- South facing conservatory opening onto the front terrace with water feature
- Dining room enjoying the views and access to the kitchen / breakfast room
- Master bedroom with en suite shower room and access to the terrace
- Ground floor WC
- Spacious first floor galleried landing with vaulted ceiling – ideal for home office or additional sitting / reading area









- Two spacious double bedrooms, both enjoying the views and one with en suite shower room
- Further bedroom or study with a wonderful balcony and superb views
- Family bathroom
- Stairs lead from the kitchen to the lower ground floor: store / utility room, tandem garage, workshop and access to the extensive basement

#### The gardens and grounds

- Long, private, hedge-lined drive
- Parking and turning area in addition to tandem double garaging
- South facing front terrace with raised water feature and beautifully stocked beds accessed from the conservatory
- Rear paved terrace with further water feature and sunken terrace
- Enclosed lawns with mature shrubs and trees

#### Tenure, services and further information

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

#### Directions

Proceed from Truro to Falmouth on the A39. Take the first exit at the third roundabout (Carnon Downs), signposted Point and Come-to-Good. Continue along Point Road for approximately 1.2 miles and turn right onto continuation of Point Road. Proceed down the hill for 150 yards and turn left into the private drive. Hebasca is positioned at the end of this drive.







Denotes restricted  
head height

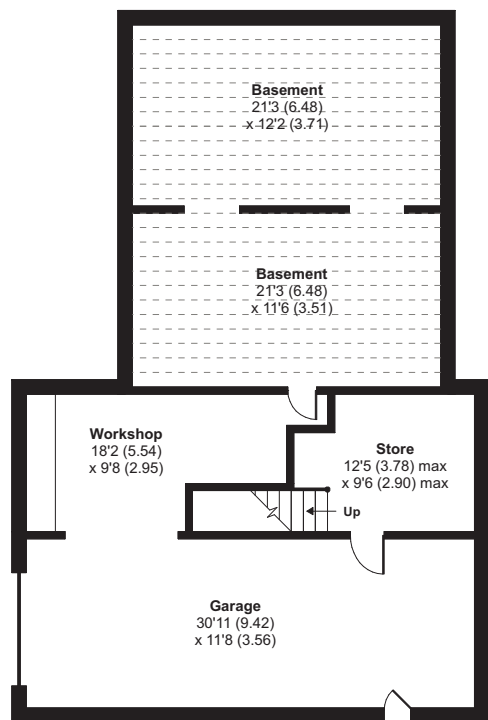
# Hebasca, Penpol, Devoran, Truro, TR3 6NP

Main House = 3009 sq ft / 279.5 sq m

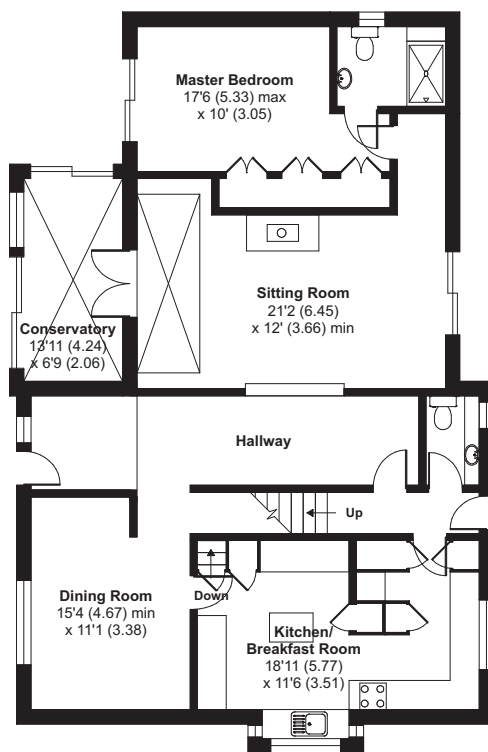
Total = 3542 sq ft / 329 sq m (excludes void & includes garage)

Basement Limited Use Area(s) = 533 sq ft / 49.5 sq m

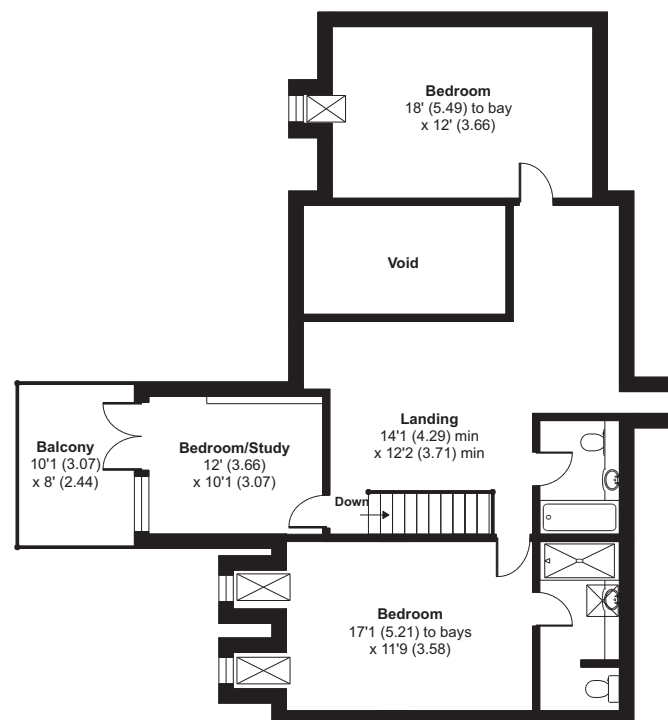
For identification only - Not to scale



LOWER GROUND FLOOR



GROUND FLOOR

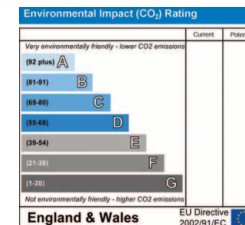
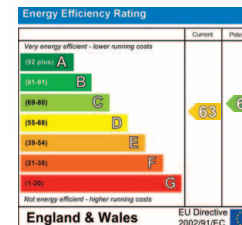


FIRST FLOOR



Certified  
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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2021. Produced for Shore Partnership Limited. REF: 698158



**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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