



Wyncourt

Carnon Downs



Wyncourt, Tregye Road

Carnon Downs, Truro, TR3 6JH

Distances

Carnon Downs village centre – 0.3;
Perranwell Station (branchline rail) – 1.7;
Bisroe Trail – 2; Devoran – 2; Treliassick
Gardens (National Trust) – 2; Loe Beach
Watersports (Feock) – 2.5; Truro – 4; Mylor
Yacht Harbour – 7.5; Portscatho – 7.5 (via
King Harry Ferry); Falmouth – 8; Porthtowan
beach – 10; Cornwall Airport – 22.4

(All distances are approximate and in miles)

The property

- Potential to modernise, refurbish and improve
- Well-proportioned kitchen / dining room
- Utility room
- Charming living room with wood burner
- Conservatory linking the kitchen with the garden
- Five bedrooms (three on the ground floor, two upstairs)
- Two bathrooms and en suite (to the master bedroom)
- Study
- Over 1,800 sq ft of accommodation plus garage

The Garden

- Enclosed lawned gardens to the front with a variety of shrubs and plants
- South facing rear garden with mature shrubs, plants and trees
- Sunny patio with pergola outside the conservatory
- Integral garage with driveway providing parking for several cars





Location

Carnon Downs provides an excellent local shop/post office, butchers, dentists, and doctor's surgery. 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. Truro is just four miles from the village and provides a broad range of educational and shopping facilities, along with a mainline rail link to London and a branch line to Falmouth. The port of Falmouth is approximately eight miles with its eclectic mix of shops and restaurants, bars, and excellent maritime facilities.

Restrouguet 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 Restrouguet, Mylor, Flushing and Falmouth.

The nearby village of Devoran is a charming creekside community bordering the upper reaches of Restrouguet Creek with its highly-regarded primary school, church, chapel, and the Old Quay Inn, a popular local pub. The neighboring village of Perranwell Station benefits from a post office/shop, great pub and a regular train service to both Truro and Falmouth.

Directions

From Truro, follow the signs to Falmouth along the main A39. Proceed straight over the two Playing Place roundabouts and at the next roundabout (Carnon Downs) turn left into Gig Lane. At the first junction turn left onto Tregye Road and the property is located on the right hand side.

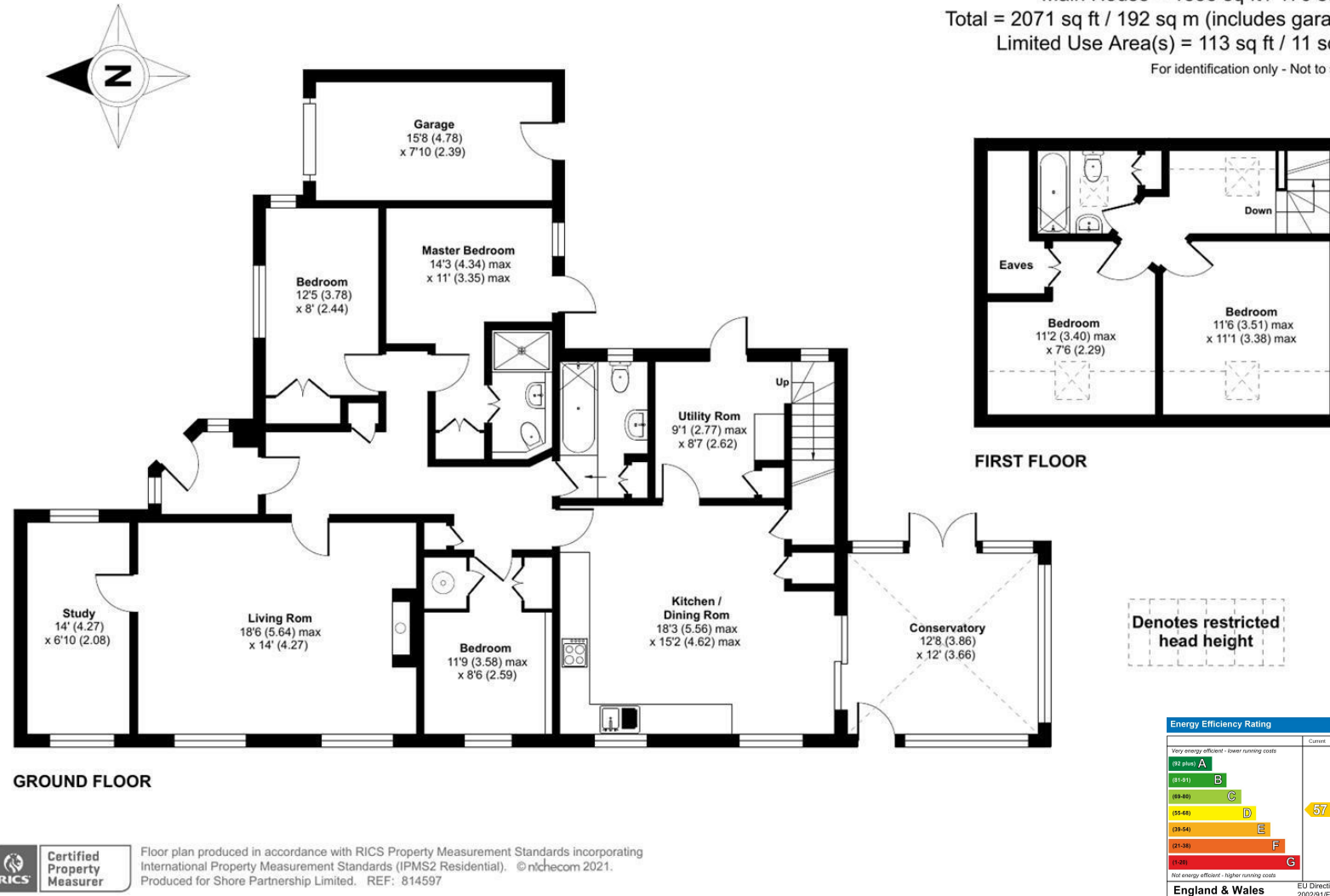
What 3 Words: [///overt.novels.crouching](https://www.what3words.com/over/novels/crouching)

Tenure, services and general information

Freehold. Gas central heating, mains water, drainage and electricity. Council Tax: C
Broadband: Superfast fibre is available in the postcode.

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Main House = 1835 sq ft / 170 sq m
Total = 2071 sq ft / 192 sq m (includes garage)
Limited Use Area(s) = 113 sq ft / 11 sq m
For identification only - Not to scale



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