



Springtides

Devoran



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8 St Johns Terrace Truro, TR3 6NE

A delightful stone fronted house set in the beautiful and sought after creekside village of Devoran, enjoying views over the park to the creek, retaining a host of original period detailing with terraced garden and garaging.

Distances

Old Quay Inn – 300 yds; Quay – 400 yds; Bissoe Trail – 0.5; Perranwell Station – 1.5; Trelissick Gardens (National Trust) – 4; Truro – 4.5; Mylor Yacht Harbour – 6.5; Falmouth – 7; Cornwall Airport – 24

(All distances are approximate and in miles)

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 Restronguet, Mylor, Flushing 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 train service to both Truro and Falmouth.





The property

- Attractive Victorian end of terrace period home
- Highly desirable creekside village location
- Idyllic location for a riverside lifestyle with easy access to Falmouth and Truro
- Pretty entrance porch with original coloured glass
- Living room with creek views, period fireplace, ornate cornice, picture rails and window shutters
- 2nd reception room with folding glass doors which open into the living room, enabling the downstairs to become totally open-plan if preferred.
- Kitchen/breakfast room has a vaulted ceiling, Velux windows and French doors opening into the garden
- Open plan kitchen with pantry cupboard
- Three bedrooms, two with creek views
- Family bathroom
- Grade II Listed

The garden and parking

- Attractive and enclosed landscaped terraced rear garden
- Garage / workshop with planning consent (PA19/11152) for a replacement double garage with parking bay
- Charming front garden with seasonal agapanthus and roses, enclosed behind attractive white railings

Shore recommendations

- Kayak to the thatched Pandorra Inn and enjoy a long lunch on the pontoon
- Stroll to the Old Quay Inn, one of the best locals in the area
- Cycle, run or walk the Bissoe Trail all the way to Portreath on the north coast
- Enjoy the annual fireworks on the quay
- Enter the many events during Devoran regatta or simply enjoy the spectacle from dry land

Tenure, services and general information

Freehold. Grade II Listed. Mains water, drainage and electricity. Gas fired central heating. Broadband: Superfast is available in the postcode. Council Tax: D

Fixtures and fittings

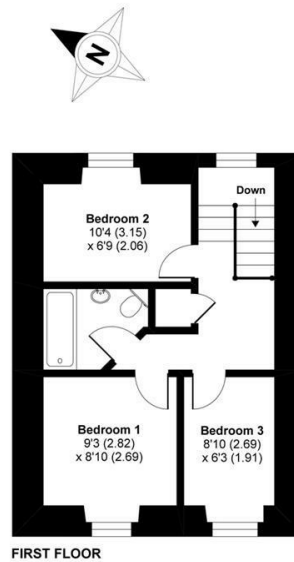
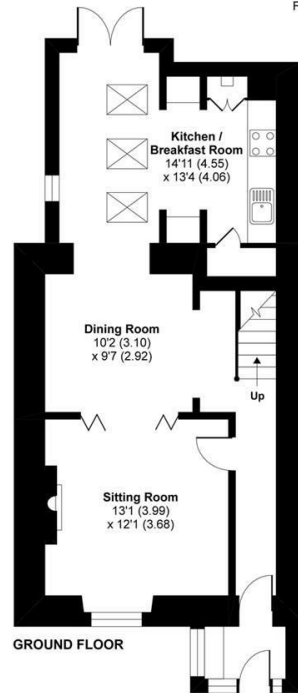
Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.



8 St. Johns Terrace, Devoran, Truro, TR3 6NE

Approximate Area = 984 sq ft / 91.4 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Shore Partnership Limited. REF: 589054



| Energy Efficiency Rating | | |
|---------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|-----------------------------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

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www.shorepartnership.com

contact@shorepartnership.com | 01872 484484