



Briar Cottage

Carnon Downs



Briar Cottage Forth Coth

Truro, TR3 6HJ

Located between Falmouth and Truro, this exciting development and refurbishment opportunity consists of a detached double fronted character cottage with outline planning for an additional 3-bedroom new home situated in the highly desirable village of Carnon Downs.

Distances

Bissoe Trail – 1.5; Old Quay Inn (Devoran) – 1.2; Perranwell Station (branchline rail) – 1.4; Loe Beach Watersports (Feock) – 3; Trellissick Gardens (National Trust) – 4; Truro – 4; Mylor Yacht Harbour – 6.5; Falmouth – 7; Cornwall Airport – 22.6

(All distances are approximate and in miles)

The Property

- Detached character cottage
- In need of refurbishment or remodelling
- Over 2,000 sq ft of accommodation
- 5 bedrooms
- 2 bathrooms
- 3 reception rooms plus study, kitchen and conservatory
- Outline planning for a contemporary family home, additional to the existing cottage (ref: PA21/03284), with independent access
- No onward chain

The Garden

- Enclosed lawned gardens with one side adjoining farmland
- Low maintenance rear and side gardens with patio area
- Large garage and extensive parking (the 'plot')
- Off road parking and rear garden for the new home (with separate access)

The 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 4 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 seven miles with its eclectic mix of shops and restaurants, bars, and excellent maritime facilities.

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 Devoran is a charming creekside community bordering the upper reaches of Restronguet Creek with its highly-regarded primary school, church, chapel, and the Old Quay Inn, a popular local pub. 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.

What 3 Words: lushly.other.tricycle

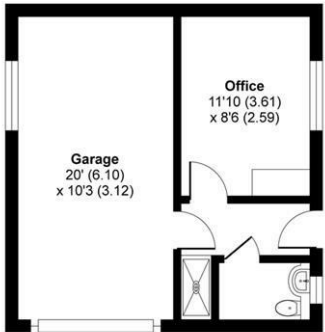


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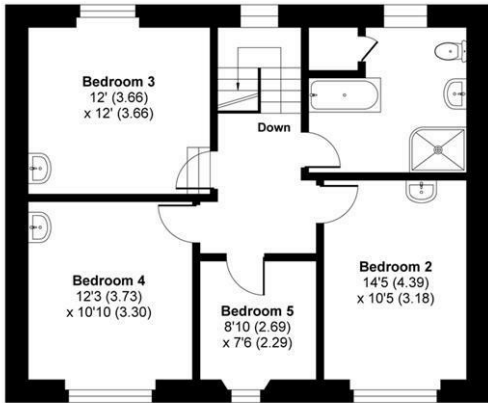
Main House = 2090 sq ft / 194 sq m
Total = 2465 sq ft / 229 sq m (includes garage & outbuildings)
For identification only - Not to scale



GROUND FLOOR



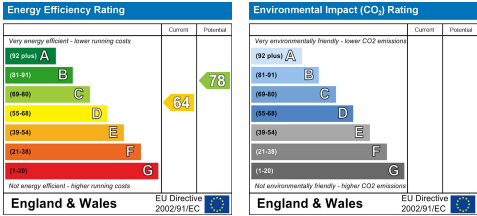
GARAGE / OUTBUILDING



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/cheom 2021. Produced for Shore Partnership Limited. REF: 719190



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