



# 12 St. John's Terrace

Devoran





## 12 St. Johns Terrace Devoran, TR3 6NE

Occupying an exceptionally desirable setting along one of the most attractive terraces in south Cornwall, a charming three-bedroomed mid-terraced Victorian home situated within the highly regarded creekside village of Devoran, enjoying superb south-westerly views across the park, towards the creek and wooded countryside beyond.

### Distances

Old Quay Inn – 250 yards; Devoran quay – 350 yards; 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 (near Newquay) – 24

(All distances are approximate and in miles)

### The property

- Attractive Victorian stone-fronted mid-terraced period home
- Highly desirable creekside village location
- Idyllic location for a riverside village lifestyle
- Peaceful location with easy access to Falmouth and Truro
- Living room enjoying creek views with period fireplace
- Open plan kitchen / dining room with part-vaulted double-glazed roof
- Dining area with fireplace, ideal for wood burner
- Three bedrooms, two with creek views
- Family bathroom with separate shower
- Pretty and original entrance porch

### The garden and parking

- Attractive and enclosed landscaped terraced rear garden, well-stocked and carefully planned, including areas of lawn, beautiful borders, ornamental water feature, and raised sitting out terrace, all enjoying a great deal of privacy.
- Hardstanding with lapsed planning consent (PA13/02934) for a replacement garage, garden room, and terrace.
- Additional parking space
- Charming front garden, enclosed behind attractive white timber fencing, enjoying an open aspect across the park, river, and surrounding wooded countryside







### 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.

### 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

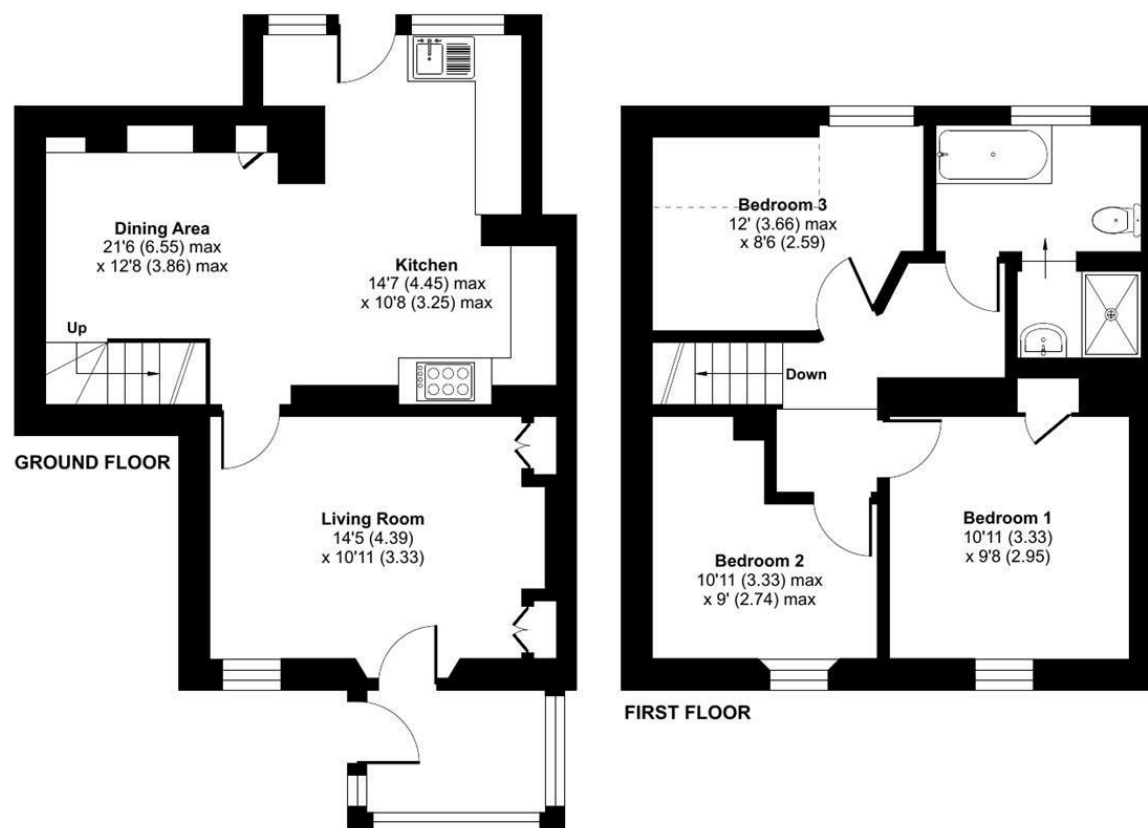




## 12 St. Johns Terrace, Devoran, Truro, TR3 6NE

Main House = 962 sq ft / 89 sq m  
Limited Use Area(s) = 22 sq ft / 2 sq m  
For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Shore Partnership Limited. REF: 663241

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[www.shorepartnership.com](http://www.shorepartnership.com)

[contact@shorepartnership.com](mailto:contact@shorepartnership.com) | 01872 484484