



# St John's Terrace

Devoran



## 12 St John's Terrace

### Devoran, Truro, TR3 6NE

Occupying an exceptionally desirable setting along one of the most attractive terraces in south Cornwall, a charming Grade II listed 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 yrds; Devoran quay – 350 yrds;  
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
- Good sized family bathroom with separate shower
- Pretty and original entrance porch
- Grade II Listed







### 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.
- Garage (16'5" x 11') / workshop (11' x 8'2") with expired 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

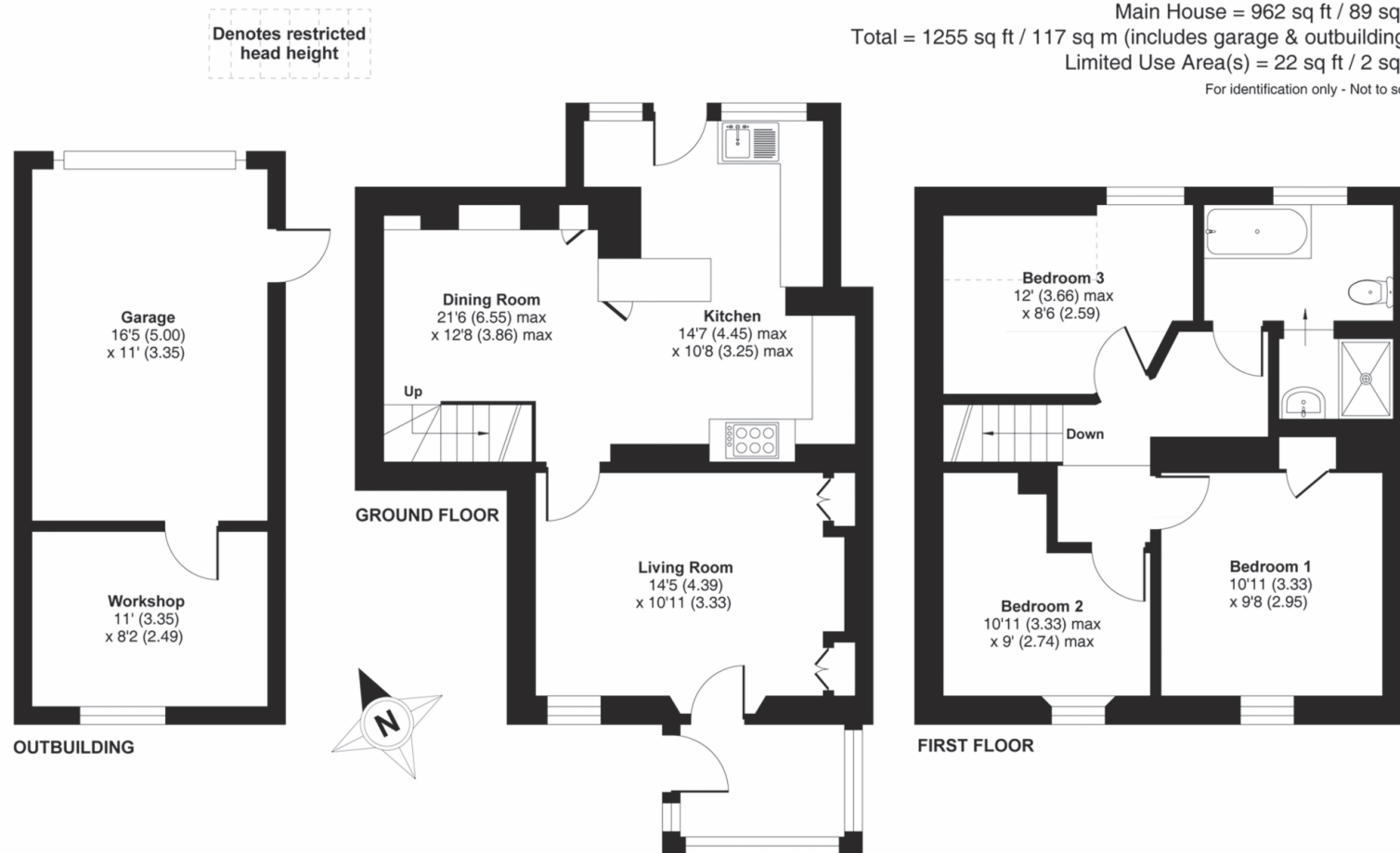
Freehold. Grade II Listed. Mains water, drainage, and electricity. Gas fired central heating. Broadband: Superfast is available in the postcode. Council Tax: D

### 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.

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

Main House = 962 sq ft / 89 sq m  
Total = 1255 sq ft / 117 sq m (includes garage & outbuildings)  
Limited Use Area(s) = 22 sq ft / 2 sq m  
For identification only - Not to scale



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: 663241

**IMPORTANT NOTICE** Shore Partnership, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Shore Partnership has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

PROPERTY AGENTS

Where you live matters

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

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