



**Trogenza**  
Devoran

**SHORE**  
PARTNERSHIP



## Tregenza, Greenbank Road, Devoran, Truro, TR3 6PQ

Situated moments from the creek in the idyllic and highly desirable waterside village of Devoran, conveniently located between Truro and Falmouth, this detached double fronted period home is well presented and enjoys an open outlook and good privacy in the garden.

### The property

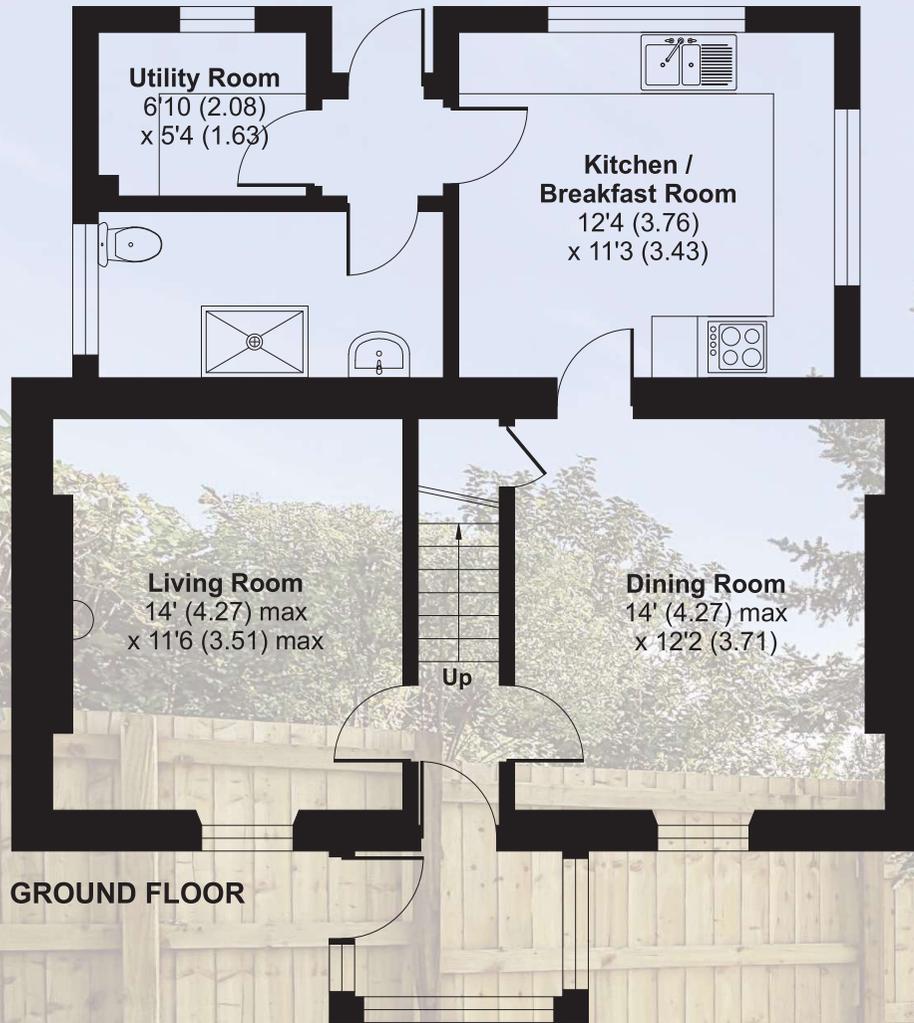
- Distinctive double fronted period home
- Highly desirable creekside village location
- Set back from the road, slightly elevated and enjoying open views
- Living room with woodburner and views over the front garden
- Dining room with view of the front garden
- Ground floor shower room
- Double aspect kitchen / breakfast room
- Separate utility room
- Two double bedrooms with creek and countryside views
- Upstairs shower room (installed in 2022)



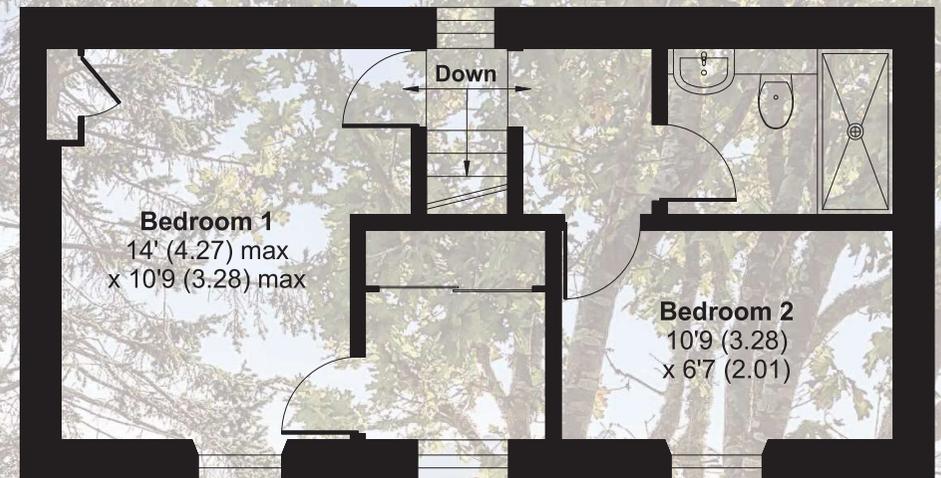
# Tregenza, Greenbank Road, Devoran, Truro, TR3 6PQ

Main House = 1032 sq ft / 95.8 sq m

For identification only - Not to scale



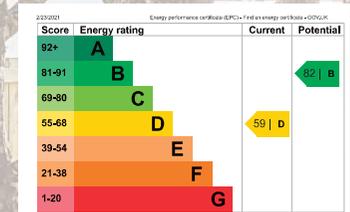
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Shore Partnership Limited. REF: 692837



**FIXTURES & 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.

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### 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 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 highly regarded pub, The Royal Oak and regular train service to both Truro and Falmouth.

### Outside space, gardens and parking

- Gated driveway and recently created gravelled parking area
- Enclosed with stone walling to the front with planted border and area of lawn.
- Broad rear gravelled terrace with slope rising to an elevated lawned garden with mature shrub borders and trees

### Tenure, services and general information

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

### What 3 Words

### Distances

Bissoe Trail – 175 yards; Devoran quay – 700 yards; Perranwell Station – 1.2; Treliassick Gardens (National Trust) – 3.7; Truro – 5.4; Mylor Yacht Harbour – 6; Falmouth – 7; Cornwall Airport – 23.4

(All distances are approximate and in miles)





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Where you live matters

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