



Trelawne

Devoran



Trelawne, Chapel Terrace

Devoran, TR3 6PY

Enjoying a quiet, traffic-free location, moments from the creek within the heart of Devoran, one of the areas most sought-after creekside villages

Distances

Quay – 175 yds; Carnon Downs – 1.5; Trelissick Gardens (National Trust) – 4.5; Loe Beach (Feock) – 4.5; Truro – 4.5; ; Falmouth – 6.5; Mylor yacht harbour – 6.5; St Agnes (North Coast) – 10; Cornwall airport – 24

(All distances are approximate and in miles)

The Property

- Detached individual bungalow
- Constructed in 2008
- Beautifully presented throughout
- Bright and spacious living space
- Open-plan kitchen and dining area with feature wood burner
- Dining area with doors leading to sunny terrace and enclosed walled garden
- Four bedrooms, including master with en-suite shower room
- Countryside views

The garden and grounds

- South facing, private gardens and terrace
- Vegetable patch and greenhouse
- Beautifully stocked beds and flowering shrubs providing much colour
- Sun terrace
- Garaging and driveway parking





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.

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 and bonfire on the quay
- Enter the many events during Devoran regatta or simply enjoy the spectacle from dry land

Tenure, services and general information

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

Fixtures & Fittings

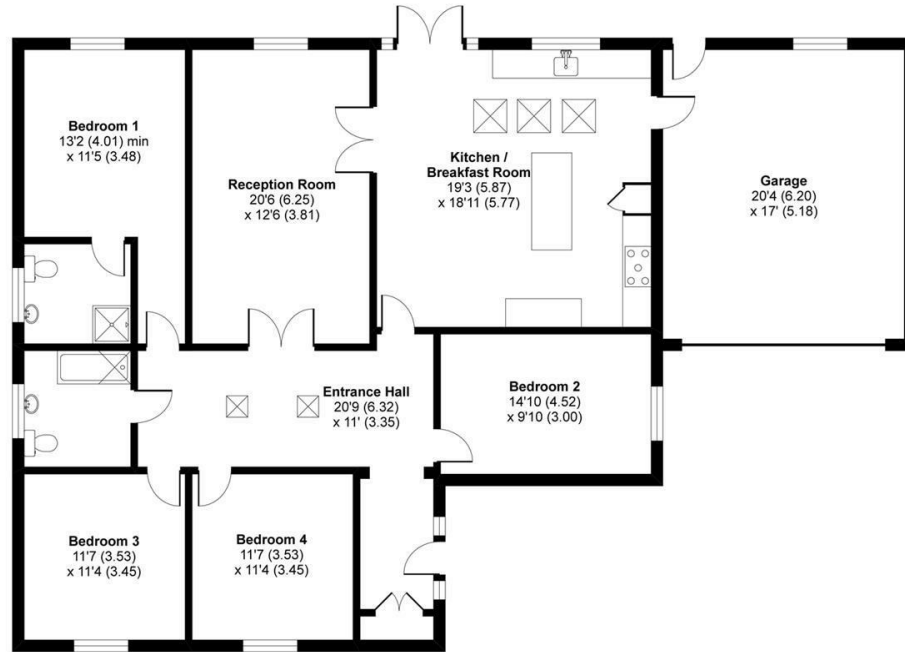
Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.



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Approximate Area = 2016 sq ft / 187.3 sq m (includes garage)

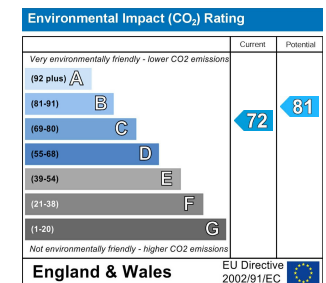
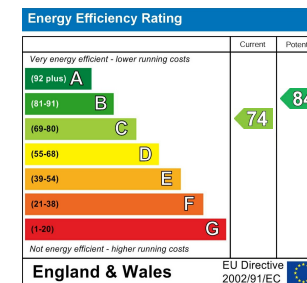
For identification only - Not to scale



GROUND FLOOR



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: 610893



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