



Creek View

Devoran



Creek View, Greenbank Road, Devoran, TR3 6PJ

An imaginatively designed, distinctive and high quality contemporary riverside home located in the desirable creekside village of Devoran, enjoying far reaching views over the water and surrounding countryside. Completed in 2021 and finished to the highest standard with direct access to Restronguet Creek.



Distances

Old Quay Inn – 500 yards; Bissoe Trail – 700 yards; Perranwell Station (branchline) – 1.2; Truro – 6; Mylor Yacht Harbour – 8; Falmouth – 6; Cornwall Airport (Newquay) – 23.5
(All distances are approximate and in miles)

The property

- Highly desirable creekside village location
- Idyllic location for a riverside lifestyle with easy access to Falmouth and Truro
- Brand new contemporary build completed in 2020
- Thoughtfully designed to maximise the sensational position
- Fibre broadband direct to the house with speeds up to 900Mbps
- Spacious reception hall with turning staircase rising to the first-floor landing with skylight flooding in natural light.
- Wonderful, bright open plan living space with full width windows and door opening onto the deck and enjoying the views
- High quality kitchen incorporating Neff and AEG appliances, including 2 x slide and hide fan ovens, 2 x warming drawers, coffee machine, microwave, integrated dishwasher, full height integrated fridge and separate freezer. Smeg 5 burner hob with integrated remote-control extractor. Granite worktops and three metre breakfast bar.
- Separate utility room with granite worktops and integrated Hoover washing machine and separate dryer.
- Amtico flooring to the entire ground floor with under floor heating throughout
- Flexible ground floor study/snug/bedroom 5 with door to ground floor shower room
- Sensational master bedroom suite with vaulted ceiling, dressing room, en suite bathroom and private balcony affording breath-taking views across the river,
- Three further en-suite double bedrooms, all with built in wardrobes and two with vaulted ceilings.
- Fully integrated phone-controlled security system and heating. Nest camera doorbell

The garden and parking

- Stunning garden terraces with direct water access allowing easy access for kayaks and paddleboards
- Large composite decked area with storage beneath for kayaks etc.
- Outside sunken hot tub with LED lighting and Bluetooth speakers
- Hot water shower, outside tap and power point
- Garage with electric sectional door and steel side door
- Block paved driveway for 4 cars with stepped granite pavers leading to the main entrance





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.

Tenure, services and general information

Freehold. Mains water, drainage and electricity. Gas fired central heating (underfloor). Broadband: Fibre superfast with speeds up to 900mb. Council Tax: F

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.



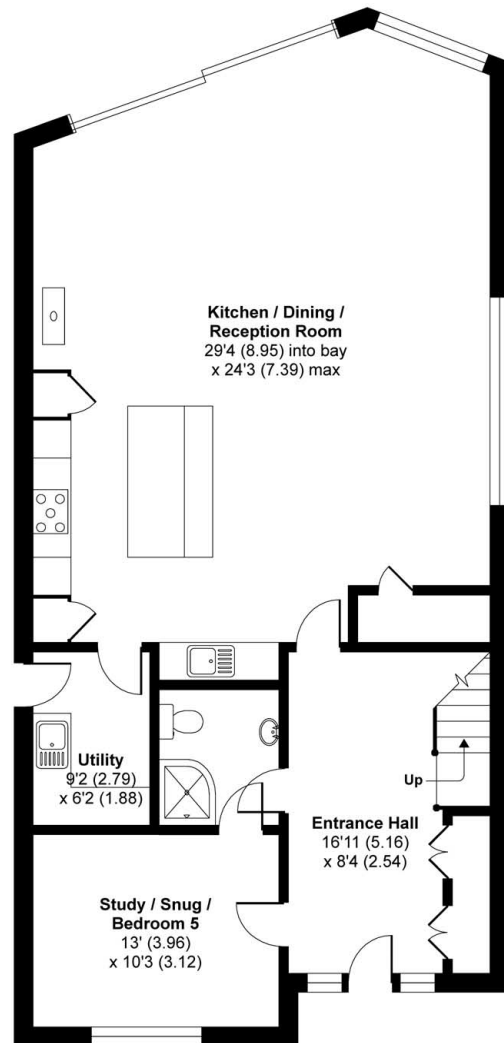
Creek View, Greenbank Road, Devoran, Truro, TR3 6PQ

Main House = 2393 sq ft / 222.3 sq m

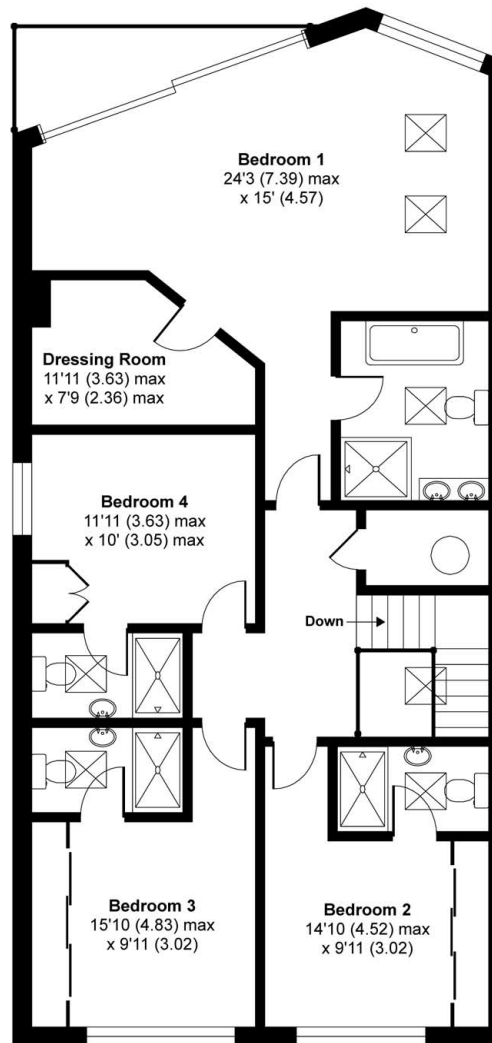
Garage = 173 sq ft / 16 sq m

Total = 2566 sq ft / 238.4 sq m (includes garage)

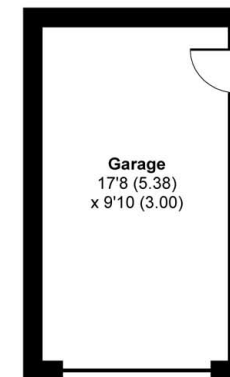
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GROUND FLOOR



FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2021. Produced for Shore Partnership Limited. REF: 726486

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www.shorepartnership.com

contact@shorepartnership.com | 01872 484484