



# Wayside

Carnon Downs





## The location

Wayside enjoys an almost rural position on Tresithick Lane, nestled on the edge of Carnon Downs and within easy reach of the highly sought-after waterside hamlet of Point, which borders the tranquil waters of Restronguet Creek. This idyllic setting offers the perfect balance of countryside charm and coastal lifestyle, with Point Quay just a short walk away ideal for launching kayaks or enjoying peaceful creekside strolls.

The area is a haven for outdoor enthusiasts, offering exceptional opportunities for boating and sailing, as well as scenic walking and riding along bridle paths and the renowned Bissoe Trail (an 11-mile cycle route stretching from nearby Devoran to Portreath on the north coast). Restronguet Creek provides direct access to the stunning waters of the Carrick Roads, widely regarded as some of the finest day-sailing waters in the UK. Sailing clubs and marinas for all abilities are easily accessible in Restronguet, Mylor, Flushing and Falmouth.

The neighbouring village of Devoran offers a strong sense of community and a range of amenities, including a doctor's surgery, village hall, a highly regarded primary school, church, chapel, and the ever-popular Old Quay Inn. Meanwhile, Carnon Downs itself provides everyday essentials with a local shop/post office, butcher, dentist, and doctor's surgery.

For broader services, Truro is just three miles away, offering excellent educational and shopping facilities, as well as a mainline rail link to London and a branch line to Falmouth. The port and university town of Falmouth, approximately eight miles away, is known for its vibrant mix of shops, restaurants, bars and outstanding maritime facilities.





### The Property

- First time on the market in 23 years
- Extended, remodelled and refurbished family home
- Rural setting bordering open farmland, yet just a few minutes from Carnon Downs and its amenities
- Spacious and welcoming entrance reception with slate flooring
- Magnificent triple aspect bespoke kitchen/dining room with bifold doors to the terrace and gardens.
- Characterful sitting room with woodburner and beamed ceiling

- Study and separate double aspect snug / TV room
- Ground floor shower room
- Utility room
- Master bedroom suite enjoying far reaching views with an en suite bathroom and dressing room
- Four further double bedrooms, all enjoying the rural outlook
- Two shower rooms

### The Gardens, Outbuilding and Parking

- Gardens adjoining open farmland along the rear boundary
- Level lawns and well stocked borders
- Garden divided into two areas to the north and south of the house
- Gravelled parking area, detached outbuilding / store (formerly two stables)
- Main garden and patio opening from the family kitchen / dining room with further terrace to the rear
- Gardens and plot totalling just over 1/3 acre





# Wayside, Tresthick Lane, Tresithick, Carnon Downs, Truro, TR3 6JW

This extended and characterful family home offers exceptionally spacious and versatile accommodation featuring five double bedrooms and four bath/shower rooms. The layout includes two reception rooms, a separate study, and a superb family-sized kitchen/dining room—perfect for modern living and entertaining. Set within good-sized gardens that adjoin open fields, the property enjoys a delightful rural feel while being just minutes from the amenities of Carnon Downs.

## Distances

The Beacon - Chapel Porth (National Trust) - 0.7; St Agnes - 1; Porthtowan - 3; Perranporth - 5.5; Truro - 10; Godrevy - 12.5 (via coast road); Cornwall Airport (Newquay) - 20  
(All distances are approximate and in miles)

**What 3 Words** ///sector.ritual.hotspots.

## Tenure, services and material information

Freehold. Mains electricity, gas and water. Gas fired central heating. Underfloor heating in reception hallway and kitchen / dining room. Private drainage.

Council Tax: band E

Broadband: Fibre to Cabinet (source: <https://www.openreach.com/broadband-network/fibre-availability>)



## Directions

From Truro, take the A390 and continue through Playing Place. Pass the two closely spaced roundabouts, then take the first exit at the next roundabout, signposted Point and Come-To-Good. Continue along this road for approximately 500 yards. Then turn left into Tresithick Lane. Wayside is the first property on the left, about 175 yards from the junction.







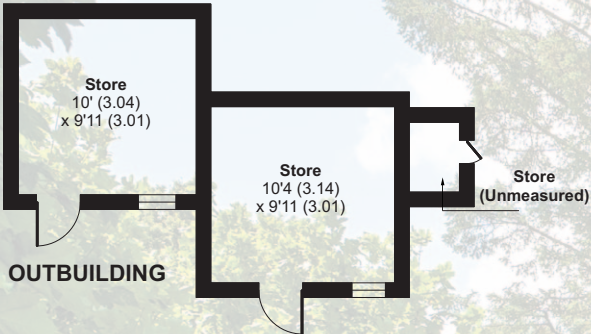


# Wayside, Carnon Downs, Truro, TR3 6JW

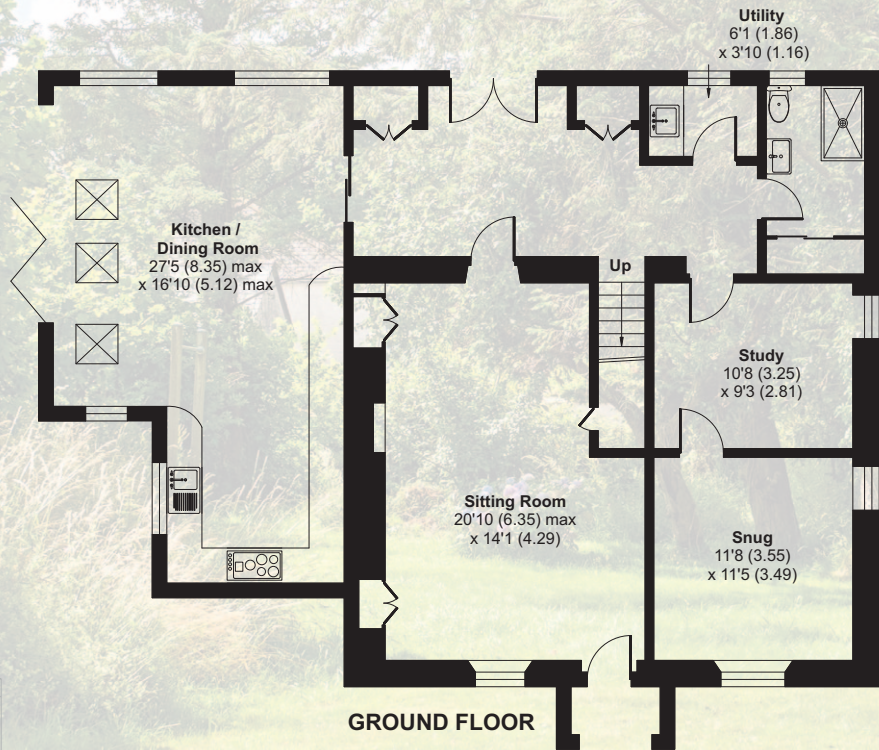
Main House = 2506 sq ft / 232.8 sq m

Total = 2706 sq ft / 251.3 sq m (includes outbuilding & excludes store)

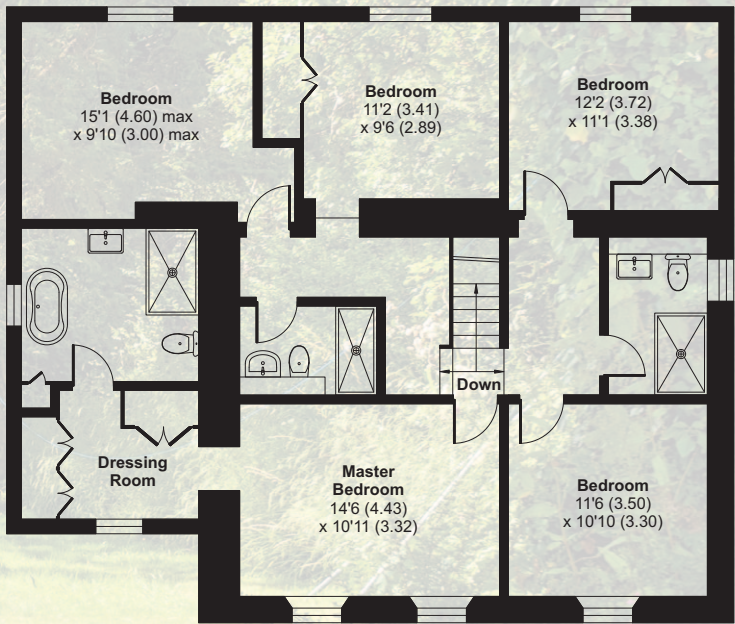
For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Shore Partnership Limited. REF: 1317149

**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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