



# Tregarthen

Penpol, Devoran





## Tregarthen, Penpol, Devoran, TR3 6NP

Situated in a highly sought-after creekside village between Falmouth and Truro, this architect-designed, incredibly discrete and unique modern home showcases innovative design, sustainability and tranquility. With spacious interiors that seamlessly blend style, eco-conscious living and beautifully landscaped gardens, this best-in-class single-storey residence also enjoys wonderful far-reaching views downriver.





### The property

- Architect-designed modern home enjoying a tranquil and traffic-free location
- Discretely positioned with a southerly facing aspect
- Beautifully arranged accommodation for easy, sustainable living
- Ground source heat pump, underfloor heating and living roof
- First ever sale since being constructed in 2007
- Reception hall with fitted shelving
- Open-plan living / dining room featuring a Scan wood burner, garden views and two sets of French doors to the garden room. Patio doors lead from the dining area to the front terrace.
- Triple aspect garden room with full height windows and sliding doors providing views over the terrace and gardens
- Stylish kitchen with granite worktops, fitted appliances, breakfast bar and garden and creek views. Access to the rear courtyard.
- Study / hobby room adjacent to the living room, illuminated by a sun tube
- Master bedroom with en suite bathroom and access to the front terrace with views over the gardens and surrounding countryside

- Second double bedroom with en suite shower room and access to the rear courtyard
- Additional shower room accessible from the reception hall or garage

### The gardens and grounds

- Long, private, hedge-lined drive shared by only three other homes (one past Tregarthen)
- Integral double-depth garage (illuminated by two sun tubes) with a utility / plant room, store and workshop area with fitted workbenches
- Additional gravel parking area with storage shed
- Grass paths weave through mature landscaping to a living roof terrace, providing superb views of Restronguet Creek and the surrounding countryside
- Beautifully landscaped front gardens with a seamless indoor-outdoor connection, featuring a full-width terrace, water feature / pond and vibrant flower borders
- Well-planted with mature magnolia, camellia and tree ferns
- Further terrace includes a gazebo with built-in BBQ, alongside steps leading to a kitchen garden with raised beds and greenhouse









## Distances

Point Quay & slipway – 500 yards; Old Quay Inn, Devoran – 1.5; Carnon Downs 1.5; Loe Beach (Feock) – 2; Trelissick Gardens (National Trust)– 2; Truro – 4.5; Mylor Yacht Harbour – 8.5; Falmouth – 9.5; Cornwall Airport (Newquay) - 24  
(All distances are approximate and in miles)

## Location

Located at the head of Penpol Creek, a tributary of the Fal Estuary, Tregarthen enjoys a peaceful, discrete, traffic-free and private setting.

The villages of Penpol, Point, and Devoran are considered to be some of the most sought-after areas in Cornwall. Their tranquil, picturesque environment, combined with close proximity to Truro and Falmouth, make them uniquely desirable. The Old Tram Road, following the route of the former mineral railway, offers a scenic walk or cycle path along the creek from Point to Devoran, culminating at the charming Old Quay Inn.

The Fal Estuary winds its way from Falmouth to the head of the River Fal at Truro. Falmouth is renowned as the world's third-largest natural harbour and leads to the deepwater Carrick Roads, a waterway extending four miles from Black Rock to Turnaware Point. This stretch, with its wide, open waters, is a haven for sailors, offering some of the finest sailing conditions in the UK. Falmouth also charms with its vibrant maritime history, excellent restaurants, sandy beaches, and lively atmosphere.

Truro, Cornwall's administrative hub, combines excellent schooling and mainline rail links to London Paddington with a boutique city centre featuring restaurants, a cinema, galleries, museums, and a theatre—offering a perfect blend of convenience and culture.



## Services, tenure and material information

Freehold. Mains water and electricity. Private drainage. Ground source heat pump.  
Council Tax: E

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

## What 3 Words

## Directions

Proceed from Truro to Falmouth on the A39. Take the first exit at the third roundabout (Carnon Downs), signposted Point and Come-to-Good. Continue along Point Road for approximately 1.2 miles and turn right onto continuation of Point Road. Proceed down the hill for 150 yards and turn left into the private drive. Tregarthen is positioned on the righthand side.

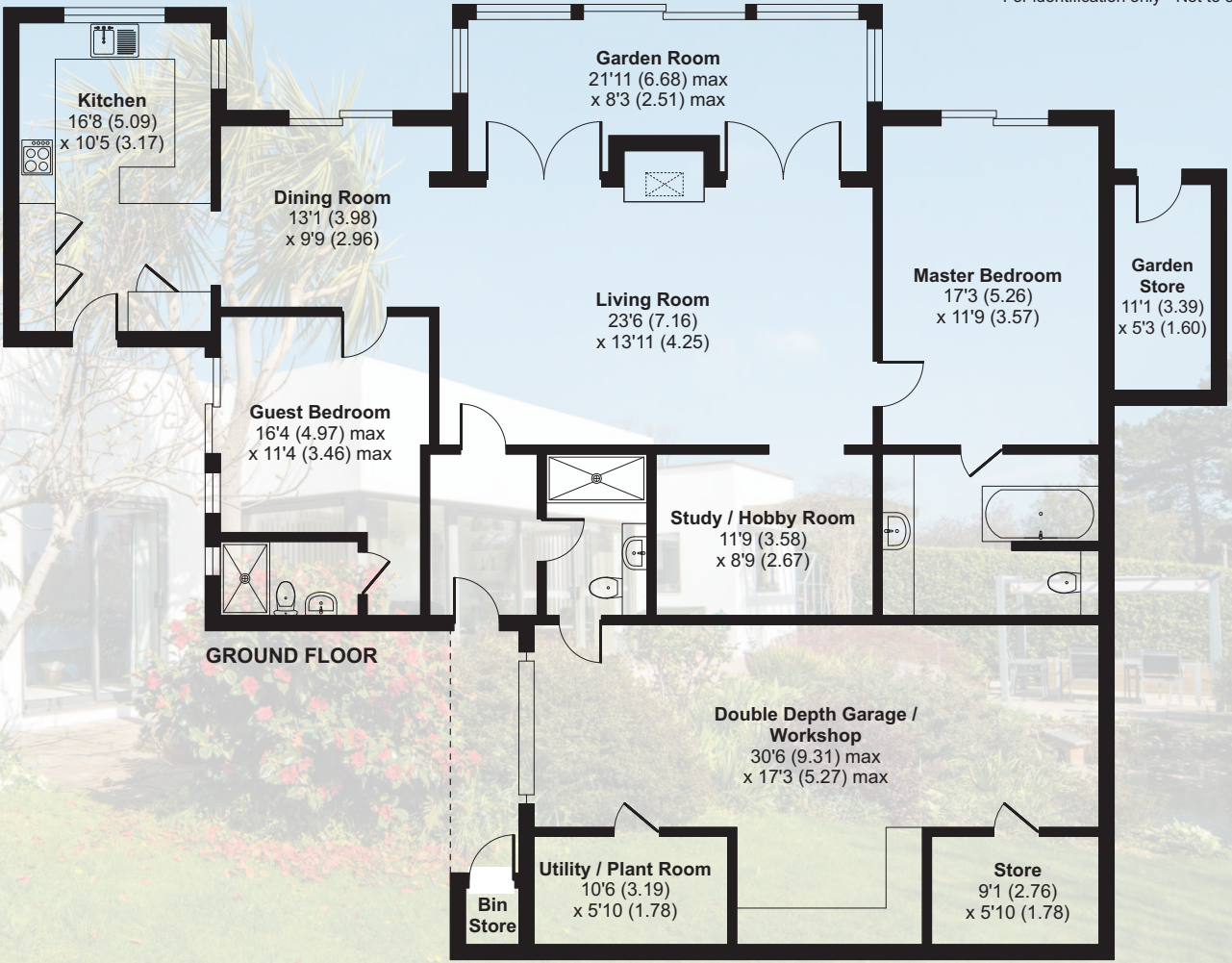


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Main House = 1561 sq ft / 145 sq m

Total = 2147 sq ft / 199.4 sq m (includes garage & outbuilding)

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 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: 1270360

**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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