



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9874

Offers over £900,000

Strathwye,  
12 Chycoose Parc, Point, Devoran, Nr. Truro, Cornwall, TR3 6NT

**FREEHOLD**



**To be sold for the first time in 58 years.**

What so very many buyers yearn for; a 'one off' south facing detached house overlooking Restronguet Creek, occupying a large plot of just over a third of an acre – a veritable 'time capsule' from the 1960s in one of the most desirable locations on the south Cornish coast and within easy reach of Point Quay. With enormous scope for extension, refurbishment or even complete redevelopment, subject to all necessary consents.







**SUMMARY OF ACCOMMODATION** – In all, about 2,467sq.ft. (including garage and outbuilding)

**Ground Floor** Entrance vestibule, hallway, kitchen, dining room, living room, sun room, utility room, family bathroom, bedroom 3, bedroom 2/study.

**First Floor** Principal bedroom with en-suite, loft storage space.

**Outside** Driveway parking, integral garage with wc. Lawned south facing gardens and tiered garden to the rear. Outside store.

**In all, about 0.37 of an acre.**

**DESCRIPTION**

Strathwey was individually built, we believe, circa 1966 and is to be sold for the first time in 58 years.

Somewhat of a 'time capsule', Strathwey is well presented but has remained largely unchanged over the decades and offers a prospective purchaser the potential to significantly extend, refurbish or even redevelop the property, and in doing so would undoubtedly

enhance the property's value as many of the houses at Chycoose Parc and along the Old Tram Road have done with spectacular success.

Chycoose Parc itself is very highly regarded indeed and Strathwye is at the end of an off shoot from Chycoose Parc which serves just three houses and is therefore, arguably, in the best position. A brick paved driveway provides parking for a couple of vehicles and leads to the integral garage.

A glazed entrance vestibule leads to the hallway where the principal rooms face south and include a kitchen with a sliding door through to a dining room which in turn has a step down to a 19'10" long living room which is where you start to really appreciate the views and the location. From the living room, doors open to a sun room which has doors opening to the garden and faces south over the grounds and towards Restranguet Creek. Also on this floor is a large bedroom/study, another double bedroom, a family bathroom and a utility room. On the first floor there is a principal en-suite bedroom which has fantastic elevated views and access to a loft storage room.

Whilst the accommodation is extensive and in good order, the main appeal of Strathwye will be the fact that one can put their own stamp on the property which benefits from a wonderful south facing plot, which is delightful and mainly laid to lawn with some well maintained and established plants and hedges.

**Seldom do houses in this area, with such superb views and in such an appealing position and plot which offer such huge scope for enhancement, become available for sale and an early viewing is wholeheartedly recommended in order to avoid disappointment.**



## **LOCATION**

Chycoose Parc is a very much admired crescent of high calibre homes with plenty of individuality a short distance above Point Green and Point Quay which fronts the picturesque sailing waters of Restranguet and Penpol Creeks which flow upstream past beautiful tree lined countryside and creek banks to Devoran and, downstream, to Restranguet Passage,



the famous thatched Pandora Inn and the sailing waters of the Carrick Roads (Fal Estuary) which are widely regarded amongst the finest of day sailing waters in Great Britain.

Devoran, with its county primary school, doctor's surgery, church and public house can be reached along the charming creekside Old Tram Road whilst the cathedral city of Truro, about 5 miles away, offers Cornwall's best range of shopping, commercial and both private and state schooling and is Cornwall's administrative and judicial centre.



**The creekside villages of Point, Penpol and Feock remain amongst the most sought-after waterside communities in Cornwall and purchasers can, therefore, be reassured over the desirability of this location and the very short supply of homes for sale in these particular villages.**











### **GENERAL INFORMATION**

**VIEWING** Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: [sales@lillicrapchilcott.com](mailto:sales@lillicrapchilcott.com).

**POST CODE** TR3 6NT.

**SERVICES** Mains water, drainage and electricity. Electric radiators provide the central heating.

**COUNCIL TAX BAND** F (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

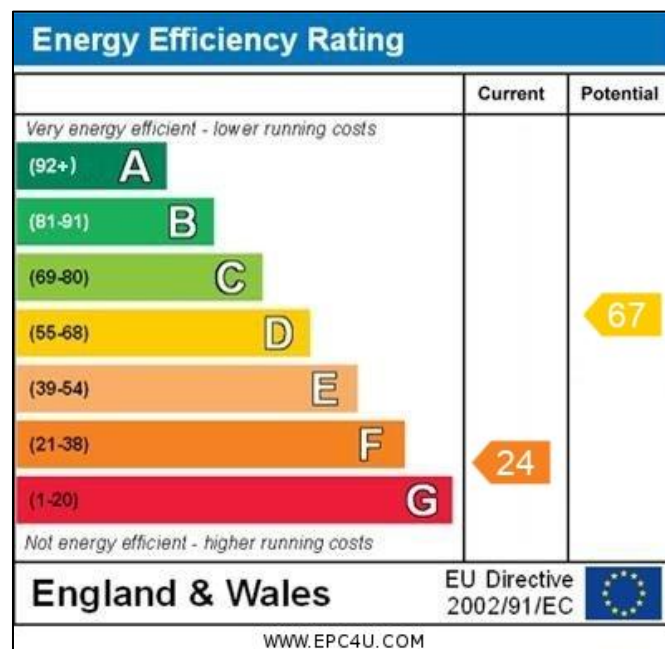
**DIRECTIONS** From Truro take the first exit at the top of the roundabout, before the Carnon Downs bypass. Proceed down Gig Lane which eventually turns into Point Road. Proceed along this road for approximately 2 miles until you turn right again onto Point Road before heading down Penpol Hill. Proceed along this road for some 200 metres. Turn right into Chycoose Parc, which is in a horseshoe shape, and as you get to the bend in the road take a right hand turn where there is a discreet turning on the left. Take that turning and proceed to the end where Strathwey is the last house with the driveway in front of you slightly to the right.

**AGENT'S NOTE** The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

**OFFICE OPENING HOURS** Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

#### **THE PROPERTY OMBUDSMAN**

Approved Redress Scheme



**Not to scale – for identification purposes only.**

## Chycoose Parc, Point, Devoran, Truro

Approximate Area = 2094 sq ft / 194.5 sq m

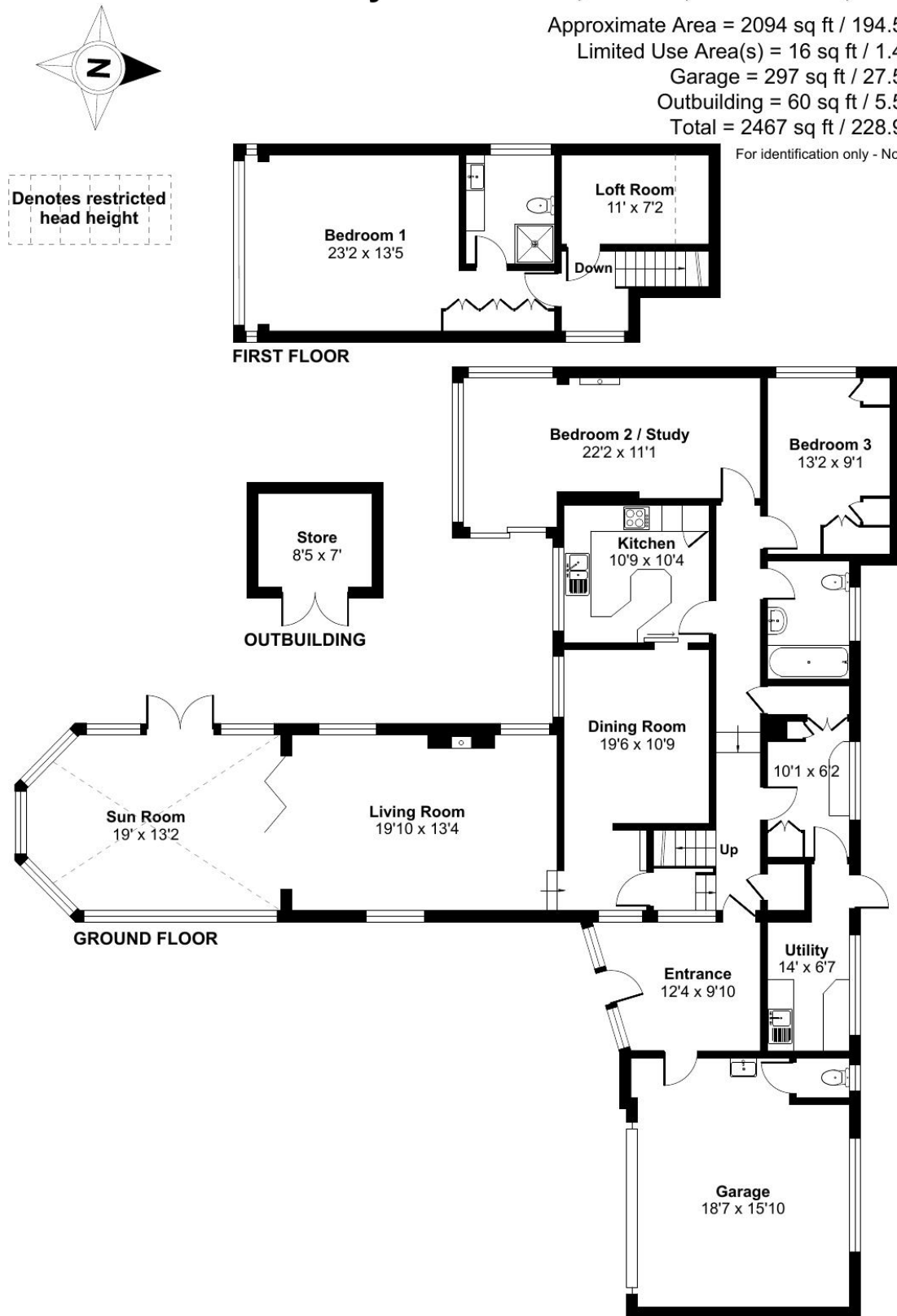
Limited Use Area(s) = 16 sq ft / 1.4 sq m

Garage = 297 sq ft / 27.5 sq m

Outbuilding = 60 sq ft / 5.5 sq m

Total = 2467 sq ft / 228.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checon 2024.  
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