



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10255

Offers in excess of £800,000

Curlews,
Old Tram Road, Point, Devoran, Truro, Cornwall, TR3 6NQ

FREEHOLD



Situated in an immensely desirable position, on the Old Tram Road between the villages of Devoran and Feock; a detached creekside residence in a $\frac{1}{4}$ of an acre plot with superb panoramic south westerly views over Restronguet Creek. Prospective purchasers have the exciting opportunity to enhance and remodel/refurbish (subject to all necessary consents) the almost 2,310sq.ft. of well proportioned accommodation much like many of the neighbouring houses along this well regarded road. To be sold in order to close an estate and therefore with no onward chain.





SUMMARY OF ACCOMMODATION – In all, about 2,310sq.ft. (including garage and cellars)

Reception hall, kitchen, utility space/conservatory, utility room with shower room and wc, dining room, lounge, principal bedroom with en-suite shower room, guest bedroom with en-suite shower room.

Cellars Divided into three separate rooms, boiler room.

Outside Tarmac driveway, lawned garden to the front with paved patio and under cover area plus sun terrace and a further small paved area, decked creek facing balcony, gravelled parking area to the rear which provides parking for several cars, integral double garage, lawned tiered rear garden, outbuilding.

DESCRIPTION

Lillicrap Chilcott have been appointed by the executors of the estate to handle the sale of Curlews on the Old Tram Road between the villages of Devoran and Feock. The position is superb and commands delightful southerly views over the picturesque Restronguet Creek below.

A driveway ascends to the rear of Curlews where a level gravelled parking area provides parking for several vehicles and leads to the integral garage. Above this parking area is a gently sloping tiered garden with a small outbuilding. There are more gardens to the front which provide different vantage points from which one can enjoy views over the creek.

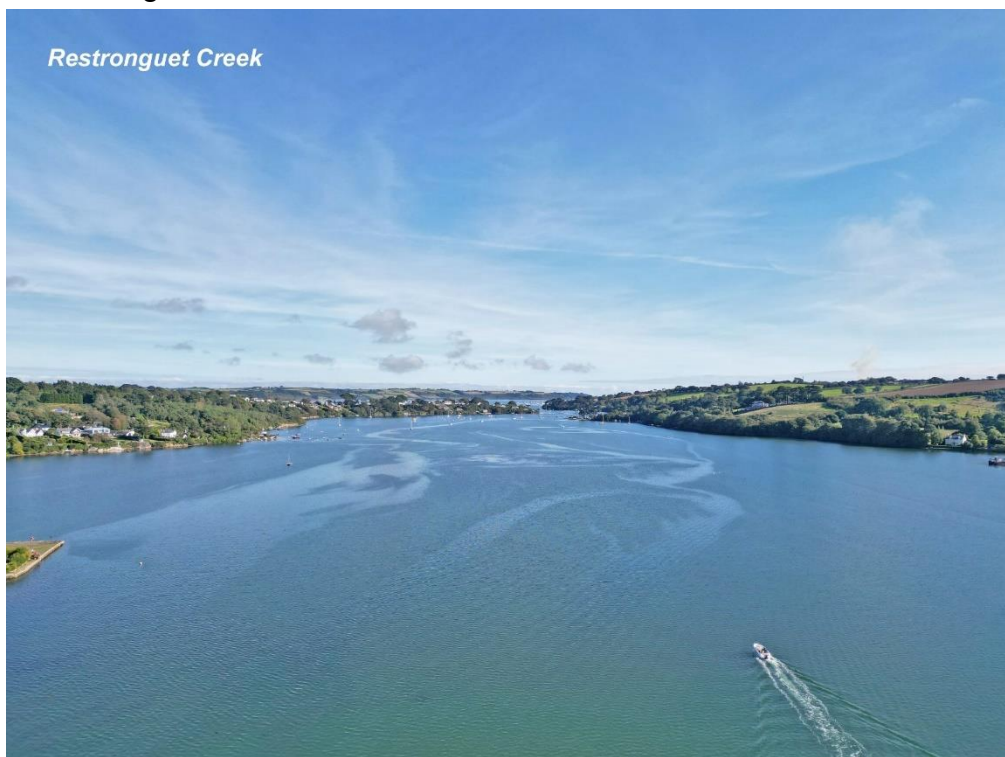
The accommodation is well proportioned with the principal rooms all boasting large picture windows which face south. Curlews would undoubtedly benefit from a degree of refurbishment and/or remodelling, much like many of the neighbouring houses along the Old Tram Road, which would undoubtedly enhance the value given the location, views and size of plot.

From the parking area to the rear of Curlews there are two entrances, one to a long utility space which leads to a utility room with a shower room off as well as the double garage. There is also a door from this utility area into the kitchen. The reception hall also leads to the kitchen as well as the guest bedroom and its en-suite plus the dining room which is some 17'10" x 12'. A door from here opens into a large living room which in turn has a door opening to the creek facing balcony. Both the dining room and living room have lovely views. An inner hallway leads to the principal bedroom and its en-suite and this bedroom, much like the guest bedroom, enjoys lovely creek views. Below the main accommodation is a collection of cellars with a separate boiler room.

Curlews offers prospective purchasers the chance to significantly improve, develop and enhance a superbly positioned creekside residence in a plot of nearly ¼ of an acre which is just a short stroll away from the water and in between two of the most highly sought after and desirable villages on the south coast of Cornwall.

LOCATION

Point is a picturesque creekside village in the parish of Feock, and within walking distance is the head of the creek in one direction and Point Quay in the other where there is a public slipway. A longer walk or level cycle ride beside the creek then continues around to the village of Devoran and The Old Quay Inn. Only a couple of miles drive away is the National Trust owned Trelissick House Estate with blissful country and riverside walks and a south facing beach looking down the Carrick Roads.



The exclusive Feock area is surrounded by water with excellent boating facilities nearby at Loe Beach where there is a sailing school and hire centre with cafe that is a hub during the summer. The beautiful Restronguet Creek opens onto the Carrick Roads (Fal Estuary) which provides some of the most picturesque and sheltered sailing waters anywhere in the United Kingdom. Larger yachts can be kept either at mooring or on the pontoon berths at Mylor Yacht Harbour or at Falmouth, both of which are around 15 minutes' drive away.

One of the main draws to this area is that Cornwall's capital city, Truro, is only about 5 minutes' drive away with the fullest range of shopping, cafés, bars, restaurants, entertainments, sports facilities and schooling in Cornwall along with the main hospital, a multi-screen cinema, theatre, flagship Marks & Spencer store, a Waitrose store and a station on the main Penzance to Paddington line. Falmouth is Cornwall's largest port but also has wonderful shopping, cafés, bars and restaurants many of which overlook the harbour or the beaches along Falmouth Bay. A short trip on the King Harry Car Ferry opens up the Roseland Peninsula which is one of the least populated areas of Cornwall and here there are also blissful walks, many beaches and the upmarket harbourside sailing village of St Mawes.





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.

POST CODE TR3 6NQ.

SERVICES Mains water and electricity. Private drainage. Oil fired central heating.

MOBILE PHONE COVERAGE All major providers likely.

BROADBAND Superfast broadband available – 80 Mbps highest available download speed. 20 Mbps highest available upload speed. (Source: Ofcom).

COUNCIL TAX BAND F (see www.mycounciltax.org.uk).

DIRECTIONS From Truro take the A39 south towards Falmouth and at Playing Place, at the second roundabout take the first exit signed to Feock and Penelewey. Drive through Penelewey and after the left hand turning to the King Harry Ferry take the next right hand turning into Harris's Hill until you reach the head of the creek. Follow the road to the right going over a small bridge and turn immediately left keeping the creek on your left hand side and follow this road for approximately ½ a mile and before the road gently bends to the left you will see the entrance to Curlews on your right hand side, marked by our For Sale board.

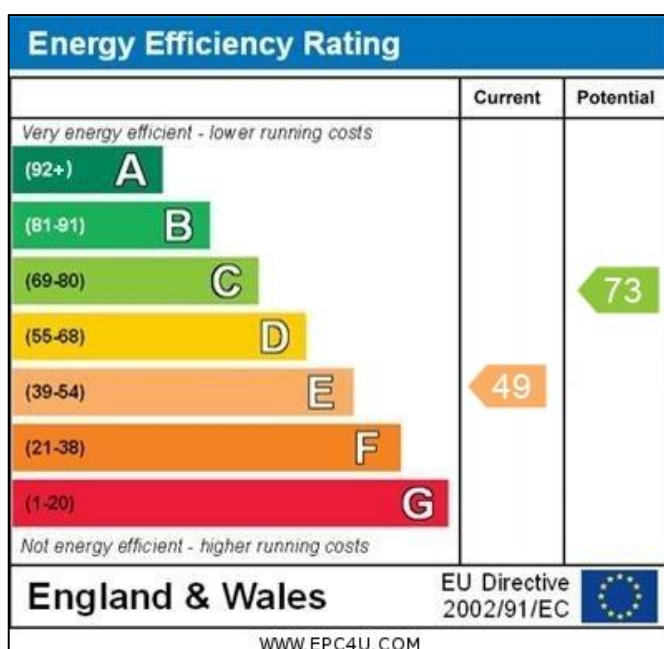
WHAT3WORDS///

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, including the broadband speed and mobile phone coverage, 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

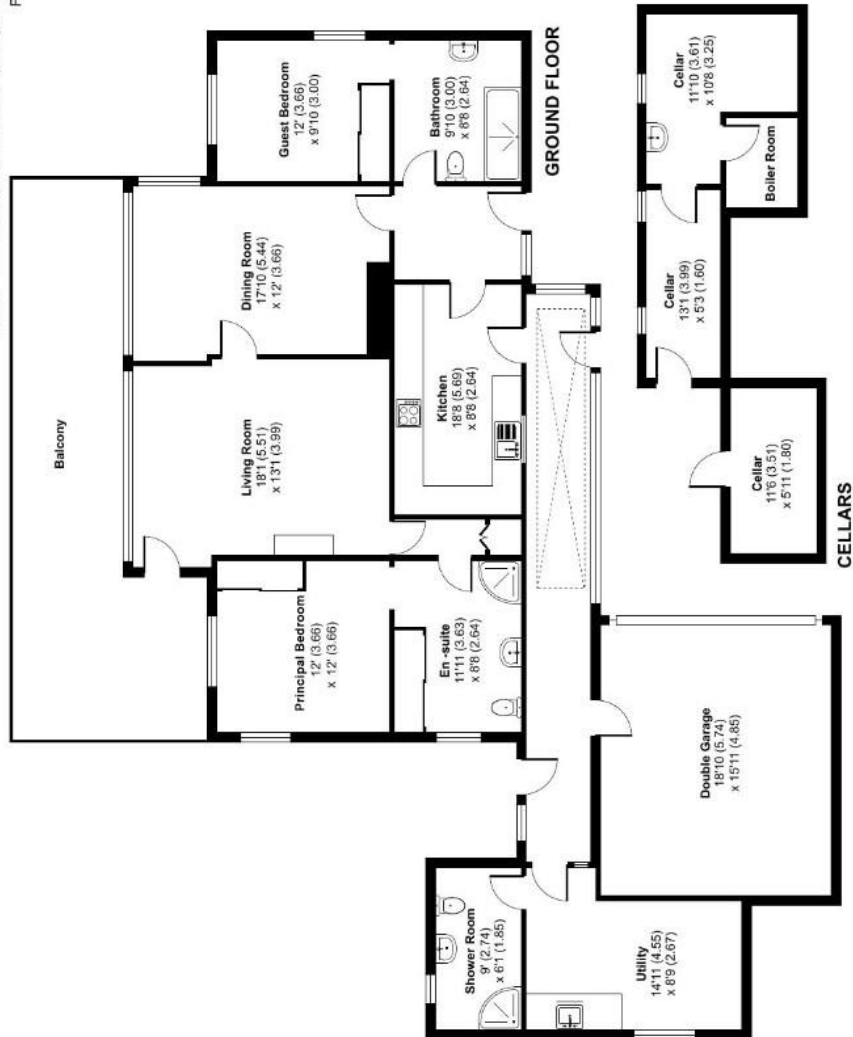
Approved Redress Scheme



Not to scale – for identification purposes only.

Curlews, Old Tram Road, Point, Devoran, TR3 6NQ

Main House = 1582 sq ft / 200.2 sq m
 Total = 2310 sq ft / 214.6 sq m (includes garage & cellars)
 For identification only - Not to scale



This floor plan was constructed using measurements provided to ©nichoom 2024 by a third party.



