



The Old Toll House



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Devoran, Truro, TR3 6PD

Truro City 4.5 miles - Falmouth 7 miles - Perranporth 11 miles

A unique Grade II Listed former Toll House offering spacious internal accommodation. three bedrooms, two reception rooms, two bathrooms, pleasant gardens and parking.

- Grade II Listed
- Family Bathroom + En-suite
- Feature Property
- Two Reception Rooms
- Council Tax Band D
- Three Bedrooms
- Characterful Charm
- Parking + Generous Gardens
- No Onward Chain
- Freehold

Guide Price £490,000

DESCRIPTION

This unique Grade II Listed former Toll House is positioned on the roadside corner junction of Devoran Lane, nicely set back and screened from the newer and relatively busier A39 bypass road yet with easy access to the Carnon Gate roundabout. The property is neatly presented by the current vendors and offers interested buyers a wonderful opportunity to acquire a characterful and most charming period property.

Appearances can be deceptive however as the property enjoys despite its modest, cute appearance offers well thought out and practical family sized accommodation. Internally the property comprises of a front entrance hall, openings either way leading to the formal dining room and the living room which features a beautiful exposed stone chimney breast, there is flagstone flooring communicating throughout the inner reception hall flowing into the spacious and very well equipped kitchen expanding over 23ft. The kitchen hosts an extensive range of cream base units with wooden work surfaces over and accommodates a 'Rangemaster' cooker with fitted extractor canopy over. Additionally there is a vestibule/ coat room housing the floor-standing boiler and leading out to the rear garden. Back inside the property is a long inner hallway where the three bedrooms can be located along with a modern, stylish shower room/ wc. Off the master bedroom is an en-suite bathroom with nice modern white ceramics.



SITUATION

As one would presume from its name, this wonderful home sits in a prominent position on the fringe of the village. The ever popular village of Devoran has easy travel links to Truro and Falmouth and enjoys a pretty creekside location benefitting from the usual range of day to day local amenities including a pub, primary school and doctors surgery whilst being just four miles from the Cathedral City of Truro. The Old Toll House is perfectly situated to enjoy all that village life has to offer and is within a walking distance or a short drive of the historic quay at Point with its slipway, ideal for launching small craft, kayaks and paddle boards. The village hosts its own regatta in the summer months which is a social event not to be left off the calendar. Devoran is steeped in history being a former port for the export of copper and tin from the hinterland of Cornwall and is surrounded by stunning countryside and walks.

This wonderful waterside village provides a perfect mix of tranquillity and scenic living with some fine walks directly from the door or taking a stroll down to the creek, over the hill to Loe Beach. The National Trust property Trellisick with its enchanting woods and parkland is just a brief car drive away. This picturesque hamlet lies on Restronguet Creek, a delightful unspoilt tidal estuary leading into the fine day sailing waters of The Carrick Roads and is within easy reach of Truro and Falmouth.

OUTSIDE

The property is pavement fronted with the beautifully maintained hidden gardens located behind, the gardens offer an oasis of charm and wonder with an elevated lawn beyond a low stone wall. Leading directly from the back door or indeed the French doors off the master bedroom there is a lovely patio seating area and steps leading up to the lawn. Throughout the charming, ornamental gardens there are a host of well stocked flower and shrub borders and a pleasant fish pond. Additionally outside the property enjoys a summerhouse with covered veranda which serves as a pleasant place to sit and relax, a tool shed affectionately named 'The Hobbitt' and a shed/ workshop measuring 12'4" x 7'3" which has power and lighting connected and can easily offer office space or be used as a hobbies room.

To the left of the property towards the far end of the garden is private hardstanding off street parking behind a five bar gate which provides ample parking or potentially storage of a more static vehicle.

VIEWINGS

Strictly and only by prior appointment via Stags Truro office.

SERVICES

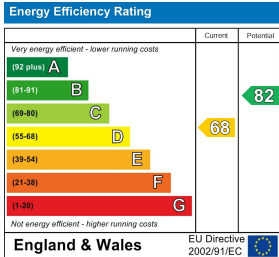
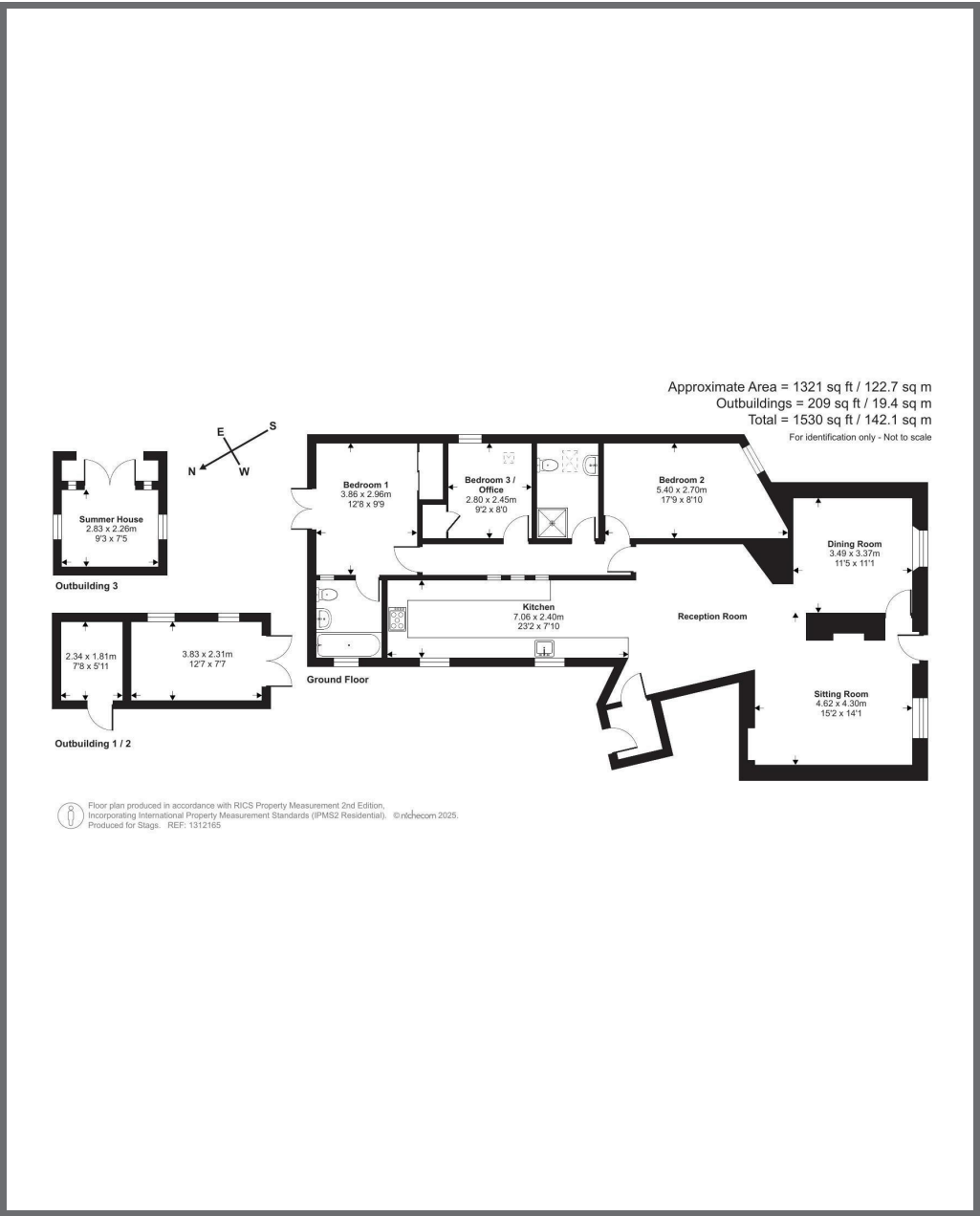
Mains water, electricity and drainage connected. Central heating. Hardwood sealed double glazed units. Basic broadband speed up to 16 Mbps with Superfast available up to 80 Mbps (Ofcom). Mobile phone coverage: O2, Vodafone, Three and EE are all likely with EE and O2 good (Ofcom).

DIRECTIONS

From our office at 61 Lemon Street proceed up the hill to the Arch Hill roundabout and continue over signposted Falmouth and Penryn. Continue on the A39 passing turnings for Playing Place and also Carnon Downs until you sweep down the dual carriageway reaching Carnon Gate roundabout and take the first left signposted Devoran. At the junction turn left and proceed up the hill with the traffic calming measures where the property can be located on the small roundabout on the junction with Devoran Lane, identified by a Stags sign.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



61 Lemon Street, Truro, TR1 2PE

truro@stags.co.uk

01872 264488



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