



6 Olive Villas



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

Two bedroom, Creekside cosy
Cornish cottage with bags of
character with vacant possession.

- Quirky Cornish Cottage
- Creekside Village
- Gardens Front & Rear
- Two Bedrooms
- Viewing Recommended
- Vacant Possession
- Council Tax Band - A
- Freehold

Guide Price £250,000



DESCRIPTION

Olive Villas is a small terrace centrally located in the village and is steeped in history, believed to date back to the mid 1800's. Number 6 is a charismatic, small mid terrace cottage which enjoys super views directly over the creek from the principle front bedroom. Internally the property features an open-plan kitchen/ living room including a well planned and considered kitchen space, living room with log burner, rear vestibule with space and plumbing for a washing machine and tumble dryer and downstairs bathroom incorporating a modern white suite. To the first floor there are two bedrooms.

OUTSIDE

The cottage enjoys its own gardens to the front and rear. To the front is a small patio style garden, ideal for a bistro style table and chairs to enjoy alfresco dining whilst to the rear is a fair sized lawn with a wooden storage shed. Additional storage is also available in a lockable store cupboard to the immediate rear.

To access to the cottage there are two routes, both lead from St. Johns Terrace which is where the nearest on street parking can be found. To access the front of the property there is a gently sloped path which offers the more user-friendly approach whilst to the rear there is a more direct route via steep steps which pass the gardens and lead down to the rear of the cottage.

LOCATION

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. Olive Villas is perfectly situated to enjoy all that village life has to offer and is within walking distance 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.

SERVICES

Mains electricity, water, drainage and gas are connected.

Broadband: Basic up to 27 Mbps (Ofcom).

Mobile phone: 02, Vodafone, EE and Three likely (Ofcom).

Council Tax Band - A.

Flood Risk - Very Low.

Listed Building - No.

Conservation Area - Yes.

VIEWINGS

Strictly and only by prior appointment via Stags Truro office.

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 right and proceed into the village via Greenbank Road. Turn left into Market Street and then second right onto St. Johns Terrace which is where its suggested one parks. The rear access point will be identified by a Stags sign.



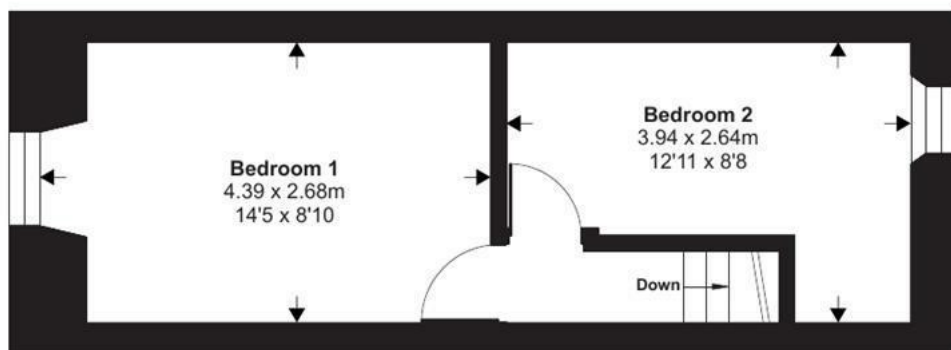


Approximate Area = 560 sq ft / 52 sq m

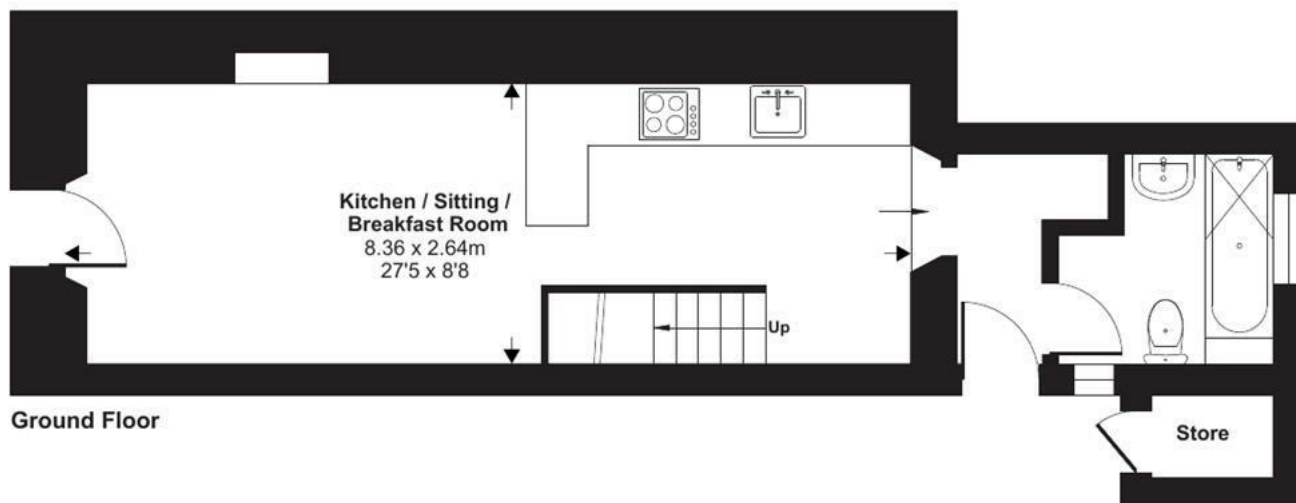
Outbuilding = 10 sq ft / 0.9 sq m

Total = 570 sq ft / 52.9 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2025. Produced for Stags. REF: 1383864

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			83
(81-91) B			
(69-80) C		74	
(55-68) D			
(48-54) E			
(35-47) F			
(2-34) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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