



CURLEWS

OLD TRAM ROAD, POINT, DEVORAN,  
TR3 6NQ

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



# CURLEWS

## OLD TRAM ROAD, POINT DEVORAN TR3 6NQ

DETACHED BUNGALOW ENJOYING STUNNING WATER VIEWS

Occupying a very large south facing plot enjoying magnificent views over Restronguet Creek.

Purposely designed for the owners lifestyle and whilst only two bedrooms the footprint is very large extending to 2.300 square feet. In need of general updating and offering huge potential to develop further. Attic space with windows in gable ends. Cellar rooms offering dry storage.

Two/three bedrooms - all with en-suites, sitting room, dining room, kitchen, utility, conservatory, integral double garage. Large enclosed gardens enjoying the fabulous views and a sunny aspect. Extremely peaceful location.

Driveway leads around to the rear providing parking. Second entrance with additional parking space.

Oil central heating. Double Glazing.

No chain. Tenure Freehold, EPC - E. Council Tax Band F

GUIDE PRICE £950,000

*Philip Martin*

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

**Truro:** 01872 242244 **St Mawes:** 01326 270008

**E:** [sales@philip-martin.co.uk](mailto:sales@philip-martin.co.uk)

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Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

## GENERAL COMMENTS

Curlwews is a spacious detached modern bungalow that enjoys panoramic views over the upper reaches of Restronguet Creek towards Devoran in the west and the Fal estuary in the east. It occupies a very large plot with mature front and rear gardens that enjoy a sunny south facing aspect. It really is a very special position, both neighbouring properties have been developed and replaced with very large and impressive modern houses. The bungalow itself has been very well cared for with modern additions including replacement double glazing, oil fired central heating and in recent years a large deck has been added along the front elevation with glass balustrading which provides plenty of sitting space to enjoy the stunning views. The accommodation includes two double bedrooms, both have en suite bathrooms, spacious entrance hall, sitting room, dining room, kitchen/breakfast room, integral double garage, utility and additional shower room. There are two windows in the loft on each gable end and useful lower ground floor storage accessed from the front. It is likely that prospective purchasers will remodel and extend the bungalow or possibly replace with a brand new dwelling. A driveway provides lots of parking, the front garden is gently sloping and the rear garden is terraced with level lawn. There is a useful workshop in the rear garden.

## LOCATION

The hamlets of Point and Penpol combine to form a semi rural residential community about five miles to the south of Truro. Point Quay and Restronguet Creek are within walking distance and are very popular with boating enthusiasts and provide easy access to the sailing waters of the Fal Estuary (Carrick Roads). Local facilities are available in Carnon Downs (about one and a half miles) whilst the Cathedral city of Truro provides an excellent shopping centre and includes a main line railway station to London (Paddington) and a good selection of restaurants and bars. The Hall for Cornwall provides year round entertainment and there are golf courses at Falmouth and Truro. The historic port of Falmouth is about eight miles away. Point is also at one end of the Bissoe cycle trail which runs along the creek to Devoran through Bissoe and eventually leads to the north Cornish coast at Portreath.

In greater detail the accommodation comprises (all measurements are approximate):

## ENTRANCE HALLWAY

Fully glazed door and side window to front. Telephone point. Loft access with ladder and light - potential to convert subject to consent.

## KITCHEN

5.68m x 2.63m (18'7" x 8'7")

Base and eye level shaker style units. Worktops with tiled splashbacks incorporating one and a half sink/drainers. Integral appliances including oven, hob with extractor hood over, microwave, fridge and dishwasher. Two radiators. Window and glazed door to:

## CONSERVATORY

Windows overlooking the rear driveway and garden. Tiled floor. Tap. Doors to integral garage, front garden and utility room.



## INTEGRAL DOUBLE GARAGE

5.75m x 4.86m (18'10" x 15'11")

Electric up and over door. Light and power.

## UTILITY ROOM

4.55m x 2.66m (14'11" x 8'8")

Potential for third bedroom. Window to side with blind. Belfast sink. Space and plumbing for washing machine, space for tumble drier. Radiator. Door to:

## SHOWER ROOM

Low level w.c, pedestal wash hand basin, shower cubicle. Frosted window to side. Heated towel rail. Tiled floor. Extractor fan.

From Entrance Hall door to:

## DINING ROOM

5.43m x 3.62m (17'9" x 11'10")

Picture window to front enjoying fabulous views and window to side with river views towards Devoran. Two radiators. Windows have electrically operated blinds. Glazed door to:

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#### SITTING ROOM

5.50m x 4.00m (18'0" x 13'1")

Picture window to front enjoying the stunning water views and glazed door opening onto balcony with views towards Restonguet Point and the Pandora Inn. Windows have electrically operated blinds. Fireplace with stone surround and incorporating living flame fire. Two radiators. Television point.

#### INNER HALLWAY

Storage cupboard. Arched alcove. Door to:

#### BALCONY

A balcony runs along the front of the property with glass balustrade which provides plenty of sitting out space in which to enjoy the stunning views over the creek with wooded river banks beyond.

#### EN SUITE SHOWER ROOM

3.63m x 2.63m (11'10" x 8'7")

A partly tiled room with low level w.c, pedestal wash hand basin corner shower cubicle with fully tiled surround. Extractor fan, built in wardrobe. Frosted window to side. Archway to:

#### BEDROOM ONE

3.65m x 3.63m (11'11" x 11'10")

A light twin aspect room with windows to front enjoying water views and to side garden. Built in wardrobes. Two radiators.

From main entrance hall door to:

#### SHOWER ROOM

3.00m x 2.70m (9'10" x 8'10")

Low level w.c, pedestal wash hand basin, double shower cubicle with fully tiled surround. Extractor fan. Radiator. Arch to:

#### BEDROOM TWO

3.65m x 3.00m (11'11" x 9'10")

A twin aspect room with windows to front and side enjoying the fabulous views.

#### OUTSIDE

The front garden is enclosed and is predominantly level lawn with griselinia hedge running along its frontage of the Old Tram Road. The views are fantastic and far reaching overlooking the ever changing tidal waters of Restonguet Creek. It is extremely peaceful and it is a joy to hear the curlews and oystercatchers. A driveway leads up the side of the property to the rear drive and integral double garage. There is a second entrance with parking for a car. A large crazy paved patio provides lots of sitting out space and this

continues up the side of the property where there is access into the inner hallway. Below the balcony is undercover storage and doors open to three storage cellars with light and power. The oil fired central heating boiler is also housed here. The rear garden is enclosed and due to its elevation enjoys the fabulous water views. It is mainly lawn with several fruit trees and a patio that requires attention. At the top of the garden is a block built workshop with window and pedestrian door.

#### SERVICES

Mains water and electric. Private drainage. Oil fired central heating.

#### N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

#### VIEWING

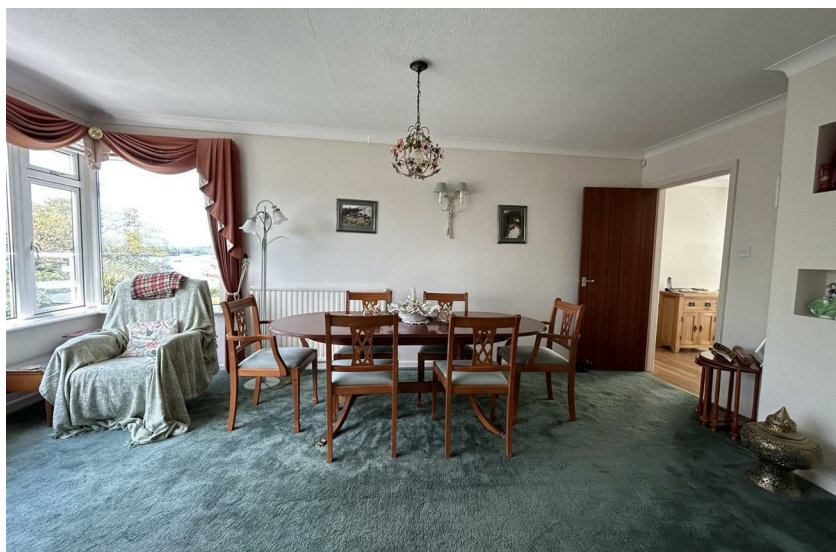
Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

#### DIRECTIONS

From Point head along the Old Tram Road towards Devoran. Curlews is easily located on the right hand side where a Philip Martin sale board has been erected.

#### DATA PROTECTION

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**Ground Floor**  
Approx. 214.6 sq. metres (2310.2 sq. feet)



Total area: approx. 214.6 sq. metres (2310.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such.  
Plan produced using PlanIt.

**Curlews, Old Tram Road, Devoran**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-104	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not energy efficient - higher running costs			
		49	73
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
92-104	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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