



MENIHUAN, POINT  
DEVORAN, TRURO,  
TR3 6NN

*Philip Martin*  
ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



# MENIHUAN, POINT

DEVORAN TRURO

TR3 6NN

## DETACHED HOUSE ENJOYING STUNNING WATER VIEWS

Occupying a large, level south facing plot enjoying uninterrupted views over Restronguet Creek towards the Pandora Inn with countryside beyond.

Extremely spacious accommodation on the reverse level principle to make the very best of the stunning views. First floor balcony with sitting out space - perfect for watching the everchanging views and the abundance of wildlife. In need of general updating but offering huge potential to create a fantastic home in sought after location.

Six bedrooms - master with en-suite, sitting room, dining room, kitchen, entrance conservatory, bathroom and additional w.c. Large enclosed gardens enjoying the fabulous views. Extremely peaceful location. Double garage. Driveway with parking for five/cars and ample space for boats, trailers etc.

LPG central heating. Double Glazing. Photovoltaic Panels. No chain.

Tenure Freehold. EPC - D. Council Tax Band F

GUIDE PRICE £950,000

*Philip Martin*

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

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## GENERAL COMMENTS

The position of Menihuan is very special indeed, nestled just above the creek and enjoying magnificent uninterrupted water views. The property is located along the Old Tram Road which is a single track lane that connects the hamlets of Point and Penpol to Devoran. It has been a cherished home since built in the 1980's and has been in the same family ownership for all of this time, therefore it is a very rare opportunity.

The reverse level accommodation makes the very best of the fabulous south facing water views with the majority of the rooms enjoying a view. The accommodation includes entrance conservatory, four bedrooms and bathroom on the ground floor, the master bedroom has an en suite shower room. The first floor has a large sitting room, dining room, kitchen, two further bedrooms and cloakroom. A balcony is accessed from the dining room and this provides plenty of sitting space in which to enjoy the view. The property is double glazed with LPG central heating. Photovoltaic panels reduce the electricity bills. Outside are private enclosed gardens that surround the house and enjoy the creek views. A driveway provides private parking for many cars with space for boats, trailers etc. and there is a detached double garage. The property is sold with no chain and an internal viewing is essential.

## LOCATION

The hamlets of Point and Penpol combine to form a residential community about five miles to the south of Truro. Restronguet Creek is very popular with boating enthusiasts and provides easy access to the sailing waters of the Fal Estuary (Carrick Roads). A public slipway is within a short walk of the house, 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 nearby Truro and Falmouth. 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 CONSERVATORY

4.82m x 1.94m (15'9" x 6'4")

Three sets of sliding patio doors opening into the front garden and enjoying the water views. Tiled floor. Half glazed door opening to:

### ENTRANCE HALL

Stairs leading to first floor with storage cupboard below. Airing cupboard housing Baxi LPG fired central heating boiler. Slatted shelves. Light.

### BEDROOM ONE

5.28m x 4.60m (17'3" x 15'1")

Two windows to front enjoying water views. Radiator. Door to:

### EN SUITE

Low level w.c, wash hand basin, corner shower cubicle, electric shaving point. Frosted window to side. Radiator. Door to hallway.



### BEDROOM TWO

3.59m x 3.24m (11'9" x 10'7")

Two windows to front enjoying water views. Radiator.

### BEDROOM THREE

3.23m x 2.78m (10'7" x 9'1")

Window overlooking the rear garden. Radiator.

### BEDROOM FOUR

3.23m x 2.73m (10'7" x 8'11")

Window overlooking the rear garden. Radiator.

### BATHROOM

Low level w.c, pedestal wash hand basin, panel bath with fully tiled surround, shower screen and shower over. Frosted window to side. Electric shaving point. Radiator.

### HALF LANDING

Half glazed door leading to rear garden.

### FIRST FLOOR

Landing. Loft access. Radiator.

*Philip Martin*



#### KITCHEN

4.22m x 2.77m (13'10" x 9'1")

A light, twin aspect room with windows overlooking the rear garden and window to side enjoying water views. Base and eye level kitchen units, Zanussi double electric oven, single stainless steel sink, space for fridge/freezer. Service hatch to dining room.

#### DINING ROOM

4.90m x 3.26m (16'0" x 10'8")

Twin aspect with window to side enjoying water views and sliding patio doors opening onto balcony with fabulous views over the creek towards Restronguet Point and out to sea. Archway to sitting room.

#### BALCONY

Providing sitting out space to enjoy the panoramic water views. Paved floor. Balustrade.

#### SITTING ROOM

5.26m x 4.57m (17'3" x 14'11")

A light, well proportioned room with two windows to front enjoying fabulous water views and two to side overlooking the garden towards Point Green. Stone fireplace with open fire, slate hearth. Two radiators. Television point.

#### BEDROOM FIVE

3.23m x 2.70m (10'7" x 8'10")

Window overlooking the rear garden. Radiator.

#### BEDROOM SIX

3.23m x 1.85m (10'7" x 6'0")

Window overlooking the side garden and views over Point Green. Radiator.

#### CLOAKROOM

Low level w.c, wash hand basin, radiator. Window to side.

#### OUTSIDE

The property is approached from The Tramway where metal gates open to a tarmac driveway that provides parking for 4/5 cars with ample space for boats, trailers etc. Access to the garage. Beside the garage is a secret garden with lawn and dense mature hedge boundaries. LPG tank.

#### DOUBLE GARAGE

5.50m x 5.00m (18'0" x 16'4")

Metal up and over garage door. Pedestrian door. Window to side. Light and power. Shelves. Space and plumbing for washing machine.

#### GARDENS

The front garden is mainly level lawn enclosed within a Cornish stone wall. A path leads around the house to a larger

level side garden where there is a further lawn enclosed within solid boundaries. Steps lead to a raised patio providing lots of sitting out space in a private setting that enjoys the sun. There are decent water views from here and both gardens.

At the rear of the house are external steps leading to the half landing inside. There is also a further driveway for parking or for trailers etc.

#### SERVICES

Mains water and electricity. Private drainage. LPG central heating.

#### N.B

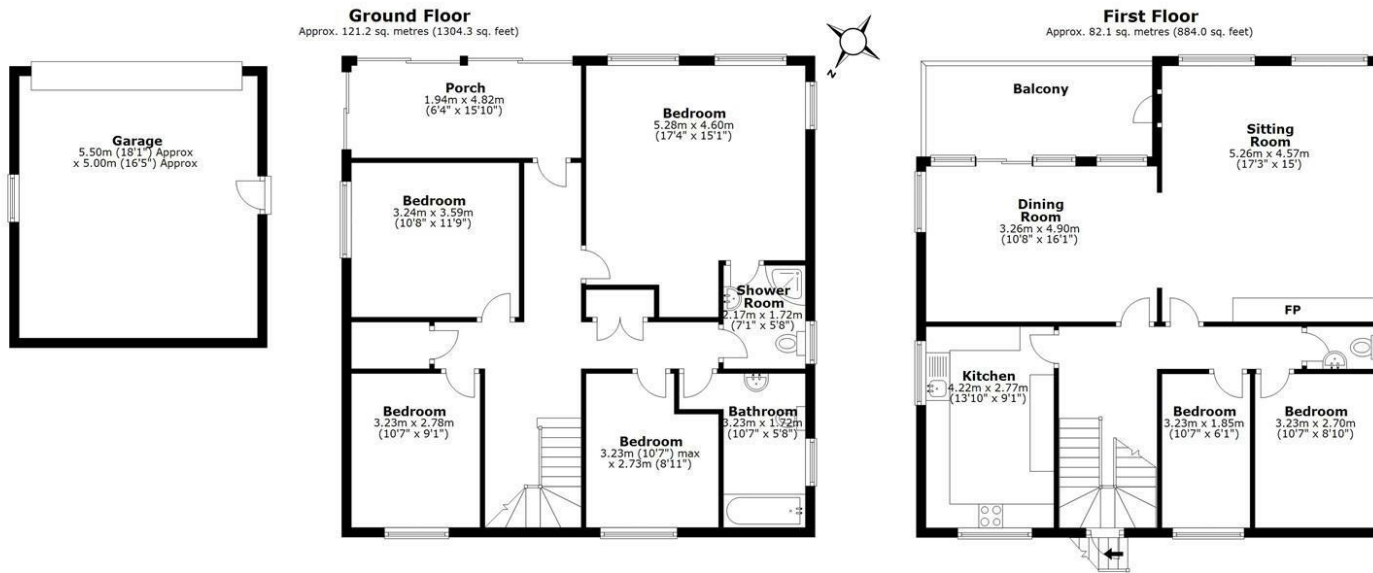
The electrical circuit, appliances and heating system have not been tested by the agents.

#### 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

Proceed out of Truro along the A39 towards Falmouth, turn left at the Playing Place roundabout signposted to King Harry Ferry. Proceed along this road and after passing the crossroads take the next turning on the right hand side (Harris's Hill). This road will drop into the valley and continue alongside the creek and Menihuan will be easily located on the right hand side identified by a Philip Martin for sale board.



Total area: approx. 203.3 sq. metres (2188.3 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 Planspace.

**Menihuan, Point Quay, Point**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	92-100		
A	81-91		
B	69-80		
C	55-68		
D	39-54		
E	21-38		
F	13-20		
G	1-12		
Not energy efficient - higher running costs			
England & Wales		59	67
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	92-100		
A	81-91		
B	69-80		
C	55-68		
D	39-54		
E	21-38		
F	13-20		
G	1-12		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
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