



GREENSHANKS,  
POINT GREEN., DEVORAN,  
TRURO TR3 6NH

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS







# GREENSHANKS, POINT GREEN, DEVORAN TRURO TR3 6NH

PERIOD CREEKSIDE COTTAGE WITH FABULOUS  
WATER VIEWS

In a quiet hamlet setting opposite the village green with wonderful views over Restronguet Creek.

Beautifully presented and retaining much charm and character with modern additions.

Three bedrooms, sitting room, dining room, superb kitchen, shower room, sun room, utility and cloakroom. Modern electric heating. Double glazing.

Private enclosed tropical garden, parking and garage. Sold with no chain. Viewing essential.

Freehold. Council Tax Band E. EPC E

GUIDE PRICE £625,000

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PHILIP MARTIN

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## GENERAL COMMENTS

Greenshank is a very attractive double fronted cottage in a delightful location enjoying fabulous views over the upper reaches of Restronguet Creek with Restronguet Point and the Carrick Roads in the distance. The cottage is beautifully presented and has been transformed during our clients seven year ownership. Improvements include a new roof, replacement kitchen and bathrooms, new electric heating, replacement windows, "Fired Earth" tiled floors and reconfiguration of the accommodation. It is currently a successful holiday let but will make a lovely home in a popular location just a short stroll from the creek, public quay and slipway. The cottage still retains many character features with creek views from many of the rooms and garden. A sun room with utility runs the full length of the rear and there is even a view up the creek towards Devoran from the back bedroom. The accommodation includes three bedrooms, superb fitted kitchen with integral appliances and granite worktops, sitting room with woodburner, dining room, modern shower room, rear sun room/utility and cloakroom. The cottage benefits from private parking as well as a single garage. The gardens of Hillside are delightful and are a feature of the property. They have been imaginatively landscaped and are very private and well stocked with many unusual plants and has a truly tropical feel. For those wanting a larger property it would be very easy to extend Hillside above the single storey section to provide additional bedrooms and bathroom subject to gaining the necessary consent. It is being sold with no onward chain.

## 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 cottage, 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 Killiow 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 PORCH

Enjoying views over the garden and creek beyond. Original tiled floor. Hooks for coat hanging. Half glazed period pine door opening to:-

### ENTRANCE HALL

Period pine panelled doors opening to ground floor rooms. Stairs leading to first floor. Picture rail, broom cupboard, loft access. Slate flagged floor.



### DINING ROOM

3.20m x 2.70m (10'5" x 8'10")

Sliding sash double glazed window to front with excellent views across Point Green and Restronguet Creek. Dimplex Quantum night storage heater. Built in bench seat. Slate flagged flooring.

### SITTING ROOM

4.11m x 3.33m (13'5" x 10'11")

A light room with two double glazed sliding sash windows enjoying fabulous views over Restronguet Creek towards Restronguet Point and

Carrick Roads in the distance. Feature fireplace incorporating Clearview wood burner with slate hearth and granite lintel. Two wall lights. Television point. Dimplex Quantum night storage heater.

### BEDROOM THREE

3.26m x 3.29m (10'8" x 10'9")

Sliding sash window with window seat looking through to the rear sun room. Part glazed period pine door also opening to the sun room. Dimplex Quantum night storage heater. Under stairs cupboard, three wall lights.





#### KITCHEN

2.76m x 2.59m (9'0" x 8'5")

Fitted with an excellent range of both base and eye level shaker style kitchen units with granite work surface and splashback. Integral Neff stainless steel oven with induction hob and extractor hood over. Belfast sink and single drainer, inset Neff dishwasher, Neff fridge and freezer, Neff microwave, wine racks, tiled flooring, spotlights. Double glazed window overlooking the side garden. Haverland electric heater.

#### SHOWER ROOM

A half tiled room with modern white suite comprising low level w.c., vanity sink unit with cupboard below a tiled splashback. Shower cubicle with Mira electric shower. Spotlights. Heated towel rail, mirror fronted bathroom cabinet. Frosted window to side. Tiled flooring.

#### SUN ROOM

6.23m x 2.11m (20'5" x 6'11")

Glazed door providing rear access from the garden. Solid glass roof, tiled floor. Three wall lights and spotlights. Base and eye level kitchen units, single circular sink and drainer. Space and plumbing for washing machine and space for tumble dryer.

#### CLOAKROOM

Comprising low level w.c., pedestal wash hand basin, tiled floor and window to rear.

#### FIRST FLOOR

##### LANDING

Smoke alarm. Stripped pine doors opening to both bedrooms.

##### BEDROOM ONE

4.01m x 3.44m (13'1" x 11'3")

Sliding sash double glazed window enjoying fabulous uninterrupted views over Point Green, Restronguet Creek and Carrick Roads in the distance. Night storage heater. Wall light.

##### BEDROOM TWO

3.41m x 3.33m (11'2" x 10'11")

Sliding sash double glazed window with delightful views up Restronguet Creek towards Devoran. Wide exposed wooden floor boards. Dimplex Quantum night storage heater. Built in wardrobe and wall light.

#### OUTSIDE

At the front is a delightful small garden with attractive beach pebble paving and built-in slate bench situated to make the best of the fine views. Wooden pedestrian entrance gate and an array of mature shrubs and plants including an olive tree,

camellias, azaleas, agapanthus and pieris. Also at the front is a single parking space.

The main garden is located at the side of the property and is a sheer delight. The garden has been landscaped in a very imaginative way to make the best use of the space whilst maintaining the far reaching views. The garden is remarkably private and has been planted with many interesting shrubs and plants verging on tropical which include dracaena and trachycarpus palm trees, echiums, tree fern, camellias and even a yucca. There is a selection of attractive stone walling as well as a stainless steel water feature. Discreet garden lighting and water tap. A slate and pebble terrace provides plenty of sitting out space from which to enjoy the wonderful creek views and a wooden pedestrian gate gives access to the front. A double glazed door leads into the rear sun room/utility.

#### GARAGE

5.18m x 2.77m (16'11" x 9'1")

Up and over garage door. Pitched roof with storage.

#### SERVICES

Mains water and electricity are connected. Private drainage.

#### 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.

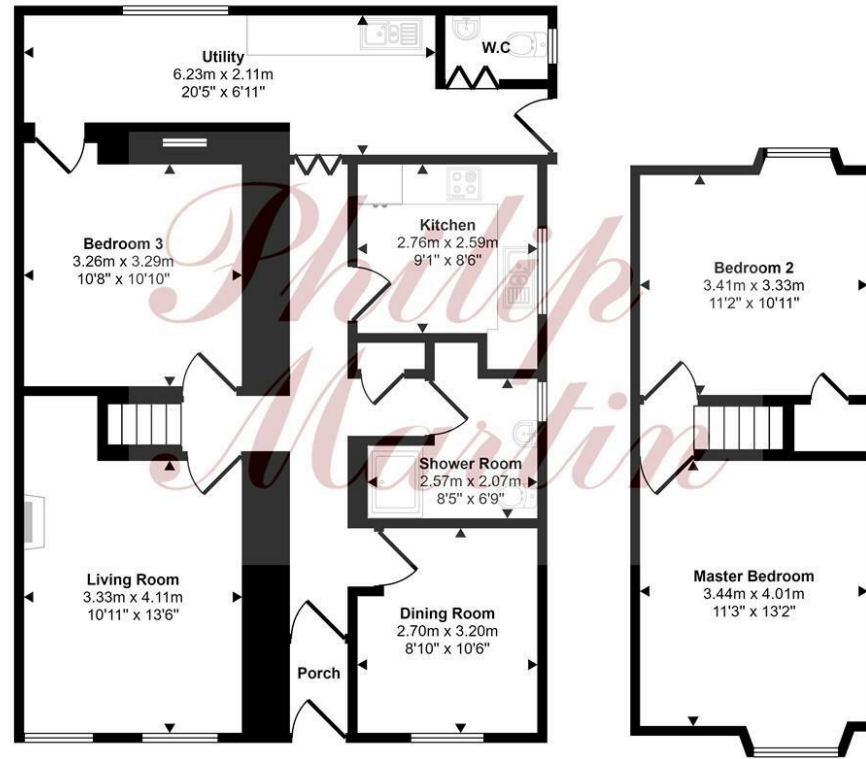
#### DIRECTIONS

From Truro proceed in a southerly direction along the A39 towards Falmouth. At the Carnon Downs roundabout turn left signposted to Point into Gigg Lane. After approximately one and a quarter miles look out for the turning right signposted to Point and Penpol and proceed into Point. Hillside is easily located on the right hand side by Point Green.





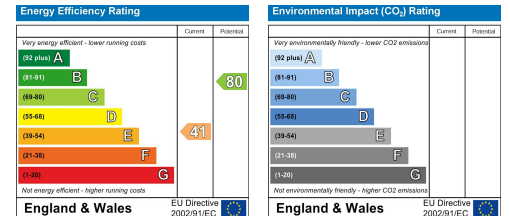
Approx Gross Internal Area  
113 sq m / 1216 sq ft



Ground Floor  
Approx 84 sq m / 901 sq ft

First Floor  
Approx 29 sq m / 315 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.











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