



ROHRS & ROWE

The Poplars
Carnon Gate
Devoran
Cornwall
TR3 6PF

- Detached period home
- Generous sitting & dining room
- Galley style kitchen overlooking the courtyard
- Four well-proportioned bedrooms
- Spacious family bathroom
- Flexible annexe accommodation
- Study/ bedroom with en suite
- Additional reception room and kitchenette
- Substantial former duck shed
- Useful range of timber outbuildings
- Parking for several cars
- Circa 1/2 acre of gardens and grounds
- EPC E
- Council Tax Band F



ROHRS & ROWE



AN ATTRACTIVE PERIOD COTTAGE WITH SPACIOUS FOUR-BEDROOM ACCOMMODATION, VERSATILE ANNEXE POTENTIAL AND GENEROUS GARDENS CLOSE TO A POPULAR VILLAGE SETTING.





Occupying a peaceful edge-of-village position in the highly regarded creekside village of Devoran, The Poplars is a detached period home set within approximately half an acre of established gardens and grounds. Rich in character and offering versatile accommodation, including excellent annexe potential, it combines generous living space with a private setting close to Restronguet Creek and the Bissoe Trail. The heart of the home is a spacious sitting and dining room, where exposed stonework, a wood-burning stove and broad windows create a welcoming living space. The adjoining galley-style kitchen overlooks the courtyard and connects easily with the principal accommodation. The ground floor also includes a flexible bedroom, ideal as a study, playroom or guest room. Upstairs are three further bedrooms, two enjoying attractive garden views, together with a generous family bathroom.

A particularly valuable feature is the substantial adjoining extension, formerly a self-contained annexe. It now provides a study or home office with an en suite shower room, plus an additional reception room and kitchenette, offering excellent flexibility for multi-generational living, guests, home working or additional family accommodation.

The gardens and grounds extend to approximately half an acre and are a standout feature, with broad lawns, mature trees, established shrubs and colourful planting creating a private, sheltered setting. A paved terrace beside the house is ideal for outdoor dining, while the generous courtyard provides parking for several vehicles. Beyond the gardens is a substantial former duck shed, together with timber stores and useful outbuildings. These offer excellent storage for garden equipment, bicycles, kayaks, paddleboards and other outdoor gear, perfectly complementing the property's proximity to Restronguet Creek and the Bissoe Trail.







DEVORAN



LOCATION



LOCATION



FALMOUTH

LOCATION

Devoran is one of Cornwall's most desirable creekside villages, combining a strong sense of community with easy access to the water and surrounding countryside. Set on the banks of Restronguet Creek, the village is particularly popular with those who enjoy sailing, kayaking, paddleboarding, walking and cycling. The historic quay is a well-known local landmark and provides access to the creek, while The Old Quay Inn offers a popular place to eat and drink beside the water. Devoran also has a highly regarded primary school, helping to support the village's established and welcoming community. The Bissoe Trail passes close to the property and provides a largely traffic-free route through the Carnon Valley towards Cornwall's north coast. Restronguet Creek lies approximately 0.4 miles away, placing boating and waterside activities within easy reach. Truro is approximately 4.8 miles away and offers an extensive range of shops, restaurants, schools and professional services. Falmouth, approximately 8 miles away, provides a further choice of amenities together with its harbour, beaches and maritime facilities. Mylor Harbour and the sailing waters of the Carrick Roads are also readily accessible.

DISTANCES

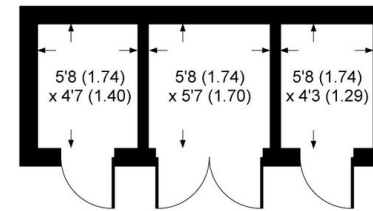
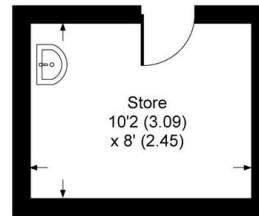
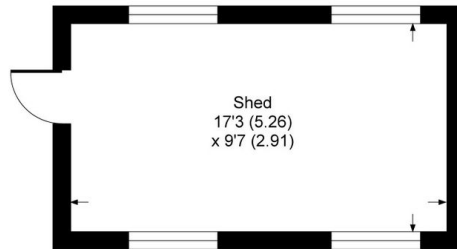
Bissoe Trail: 50m • Restronguet Creek; 0.4 Miles • The Old Quay Inn 0.5 Miles • Truro 4.8 Miles • Mylor Harbour 6 Miles • Falmouth 8 Miles • Porthleven 15 Miles • Newquay Airport 43 Miles



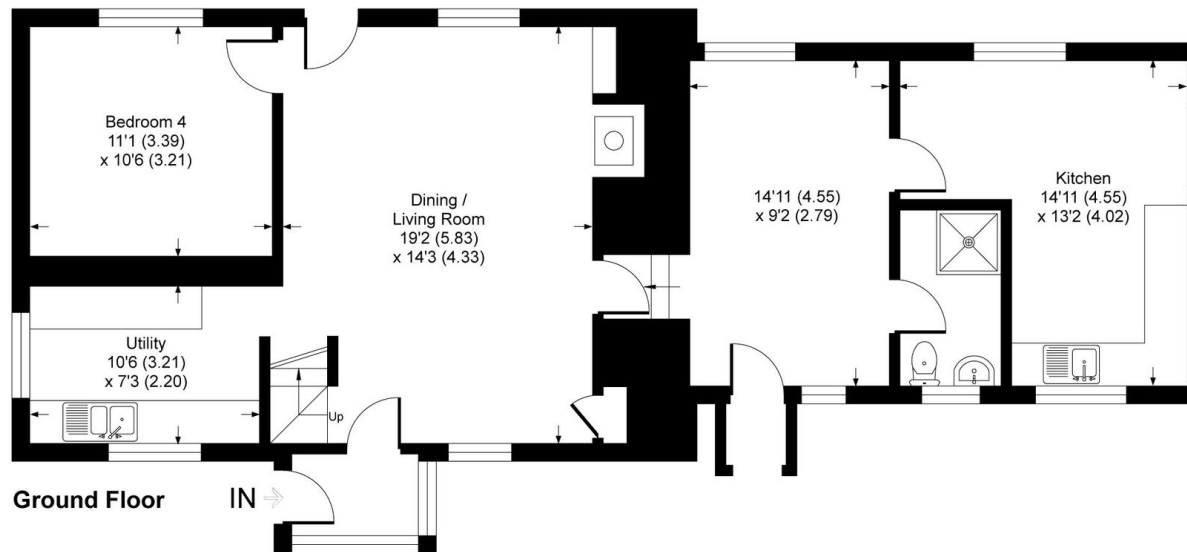


The Poplars Truro, TR3

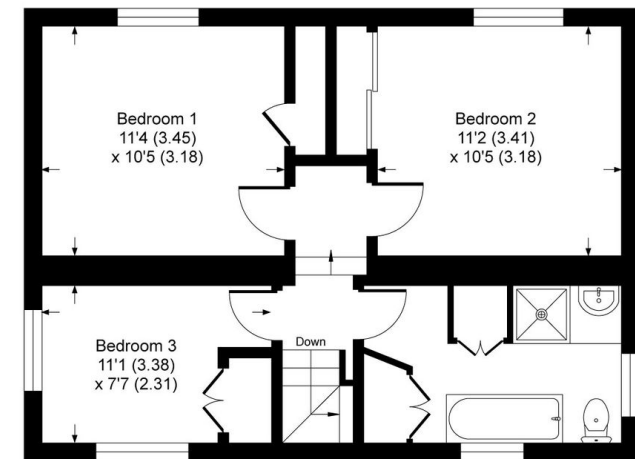
Approximate Gross Internal Area = 135.6 sq m / 1460 sq ft
 Approximate Outbuildings Internal Area = 31 sq m / 334 sq ft
 Approximate Total Internal Area = 166.6 sq m / 1794 sq ft



Garden Store



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Services: Mains electricity & water. Private drainage. Oil fired central heating & hot water.

Directions: What3words: ///wooden.florists.ended

IMPORTANT NOTICE: Rohrs & Rowe, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of the client or otherwise. Rohrs & Rowe assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statement or representation of fact. All areas, measurement or distance are approximate. The descriptive text, photographs and plans are all for guidance only and are not in any way comprehensive. It should not be assumed that the property has all necessary planning permissions, building regulations or other required consents. Rohrs & Rowe, their clients and any joint agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspecting or otherwise. Any items, equipment or fixtures and fittings shown may not necessarily be included within the sale.



ROHRS & ROWE

TELEPHONE 01872 306 360

EMAIL Info@RohrsAndRowe.co.uk

WEBSITE www.RohrsAndRowe.co.uk

