



43 Tremayne Close, Devoran, TR3 6QE  
£650,000



**JAMES CANE**  
THE TRURO ESTATE AGENT

# Key Features

- Substantial detached family home
- Sought after creekside village of Devoran
- Five bedrooms, three bath/shower rooms
- Spacious living areas connecting to the outside
- Open plan kitchen/dining room with separate utility
- Large integral garage, driveway parking
- Gorgeous wrap around gardens
- Video tour available



*A fantastic family home in one of the areas most sought after creekside villages. Substantial five-bedroom accommodation measuring over 2000 sq ft with large garage, plenty of parking and gorgeous garden.*

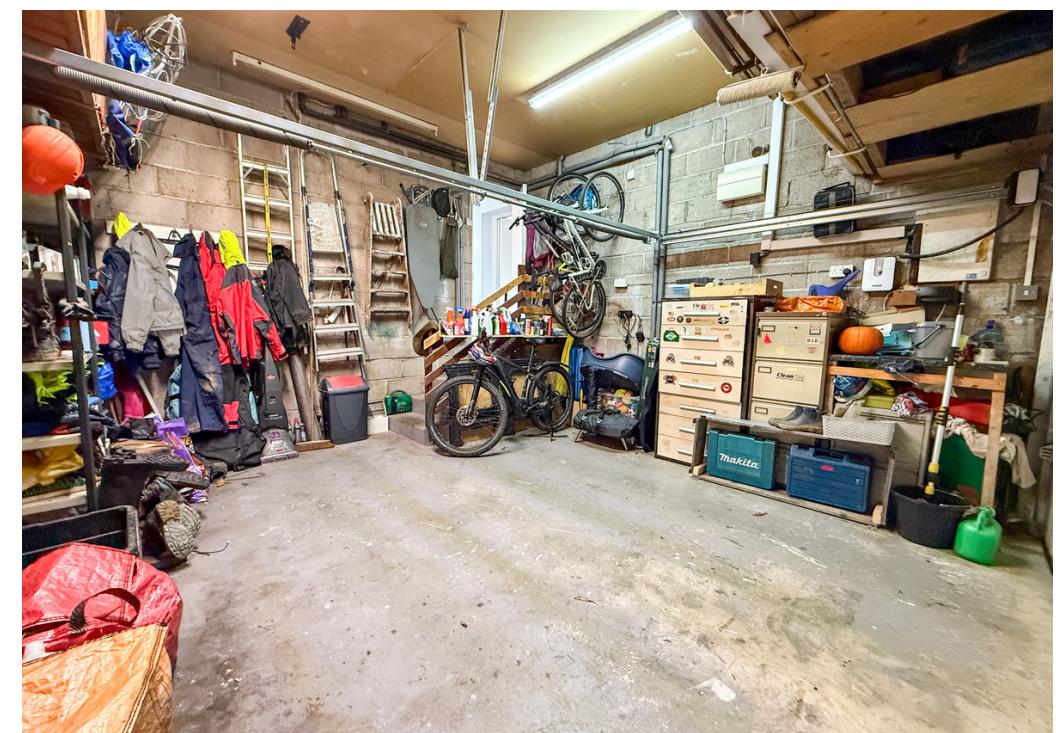


# The Property

A truly fantastic detached house in this premier creekside village location between Truro and Falmouth. Built around 1990 and a much-loved family home for over 30 years, extended in that time to provide substantial accommodation measuring over 2000 sq ft in total with practical living at its core.

The accommodation on the ground floor comprises a welcoming entrance hallway with stunning bespoke made staircase providing access to all areas of the home with a WC off. A door opens to the open plan kitchen and dining room enjoying a lovely aspect over the garden with a large window and double opening doors to the rear. The kitchen is fully fitted with a range of base and eye level units, multi gas hob cooker and a large breakfast bar providing the perfect hub of the home. There is ample space for a large dining table to one end and to the other a separate utility room with incredibly useful rear door access as well as integral door access to the large garage with lots of storage for vehicles and hobbies. To the end of the entrance hallway the door opens to the spacious living room with windows to front and glazed sliding doors opening directly to the garden patio as well as a wood burner for those cosy nights in.





On the first floor the accommodation has been extended so now provides so much space for family life. There is an outstanding master suite positioned on the West side of the house which offers a wonderful 15ft x 15ft bedroom with a window to the rear and sliding glazed door to a Juliette balcony to the side as well as a large en-suite bath and shower room plus a walk in wardrobe with Velux window. There are four further bedrooms, three doubles and a great sized single with the second bedroom enjoying an en-suite shower room and the other three having use of a recently modernised large shower room.







The outside of this property doesn't disappoint either with a corner plot affording garden spaces to all sides of the house. The 'main event' being the rear patio perfect for al-fresco dining accessed straight off the house as well several areas of lawn, seating areas, planted beds and trees all enclosed by fencing and stone walls. To the front there is a further area of lawn, a driveway providing plentiful off-street parking and a particularly pleasant semi-enclosed front porch to watch the world go by.

This is a fantastic family home at a great price point given the amount of accommodation on offer and the excellent location. A viewing to appreciate comes highly recommended.



# The Location

Devoran is a very popular village and it is very easy to see why. Located only 4 miles South of Cornwall's capital city Truro and 6 miles North of the wonderful natural harbour town of Falmouth. The village is set on the creekside where Restronguet meets land and links to the excellent deep sailing waters of the Carrick Roads.

The village itself has great amenities including a village hall, church, park and The Old Quay Inn. In terms of schooling there is a well regarded primary school within the village itself only a short walk away with a choice of secondary schools in Truro and Penwith college campus around 6 miles away for further education. Heading out of the village the A39 is easily accessible linking to the A30 in around 25 minutes and there are excellent transport links with bus stops from the centre of the village heading in all directions on a regular basis. Stunning countryside really is on your doorstep here with several nearby footpaths leading into the stunning surroundings of Restronguet Creek. The public quay at the lower end of the village provides easy access to the tidal river and out into the Carrick Roads with Feock, Loe Beach and Trellissick National Trust gardens and grounds just beyond.



# Floorplan

## Tremayne Close, Devoran, Truro

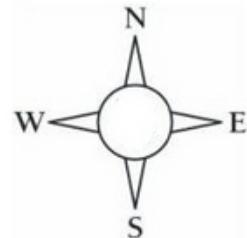
Approximate Area = 1795 sq ft / 166.7 sq m

Including Limited Use Area(s) = 18 sq ft / 1.6 sq m

Garage = 260 sq ft / 24.1 sq m

Total = 2073 sq ft / 192.4 sq m

For identification only - Not to scale



Denotes restricted head height



# Property Information

Tenure: Freehold

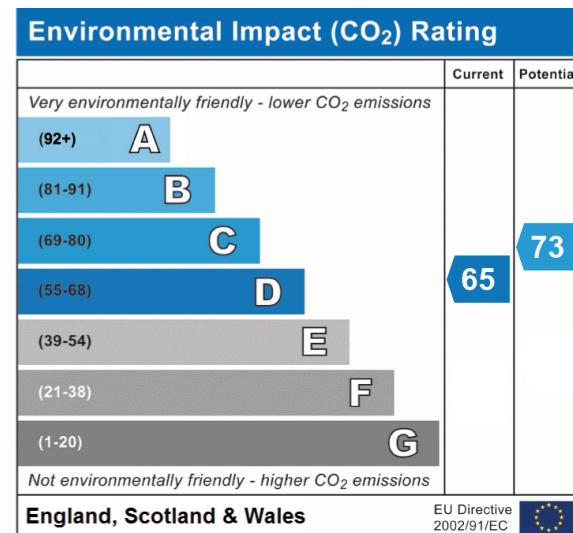
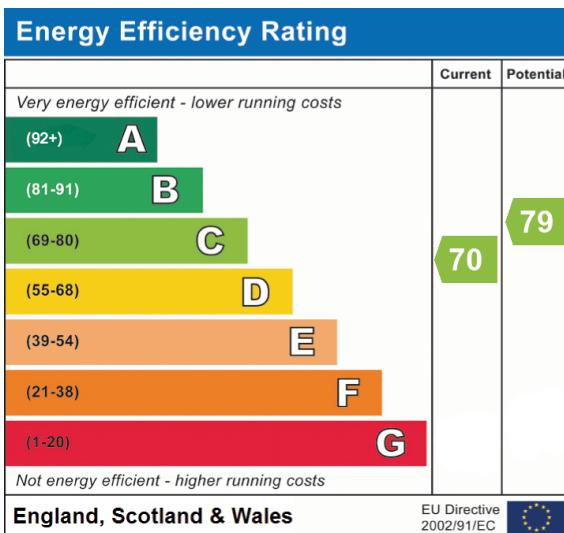
Council Authority: Cornwall

Council Tax Band: E

Services: Mains water, drainage, electric and gas are all connected.

Mobile Signal: Best networks EE/O2/Three – (good outdoor & variable indoor)

Broadband: Superfast available. Max Download 80Mbps. Max Upload 20Mbps.



Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.

