



9 Chychoose Parc, Point, Devoran, TR3 6NT
Guide Price £595,000

Key Features

- Broad & extended detached bungalow
- Spectacular creekside location near Truro
- Stunning river & countryside views
- Over 1,600 sq ft of accommodation
- Three bedrooms, two en-suites, family bathroom
- Sun facing front & rear gardens
- Integral single garage & driveway parking
- Masses of potential for remodel and renovation
- No onward chain
- Video tour available



A truly exceptional opportunity in this spectacular creekside location. A broad, extended detached bungalow with stunning views of Restronguet Creek. Complete with sun facing outside spaces to front and rear, integral garage and driveway parking for multiple vehicles.



The Property

9 Chycoose Parc was originally built around 1960 and has been heavily extended since. It now offers over 1,600 of well appointed accommodation in a 'ready to move in' condition whilst also holding so much potential for renovation and possible remodeling.

An entrance porch provides a practical welcome to the property whilst also giving a lovely seating area with a tall slim window hinting at the start of the views on offer here. A doorway then opens up to a fantastic semi-open plan living and dining room separated by a fireplace in the centre. This room has large windows to front and rear which give the most breathtaking views of the creek and surrounding countryside. Off the living area a conservatory enjoys uninterrupted views providing a South facing second seating area with sliding door access to the front terrace. To the rear of this space is the kitchen which is filled with natural light, of a generous size and is fully fitted with modern units as well as integrated appliances and views of the rear garden. Through a further doorway you will find the incredibly useful utility space with WC, door to the rear garden and integral door to the rear of the garage.

On the other 'wing' of the property are the bedrooms, a separation to the living areas that creates a wonderful flow to the home. The main bedroom is a very large double enjoying views of the front garden and river with the added benefit of a modern en-suite shower room. The second bedroom is another good double with fitted wardrobes, dual aspect over the rear garden and also enjoys an en-suite shower room. The third bedroom is a single with integral storage and great views whilst over the hallway is a good sized fully fitted family bathroom.



Outside space is well catered for here with a large plot affording both front and rear gardens. The front space is South facing, laid with lawn and a mixture of planted beds and well established shrubs and hedging. There are two front terraces which are South facing and of course enjoy the best of the views. The rear garden offers a different feel giving seclusion and privacy albeit still enjoying sunshine thanks to its raised position. This area of garden is laid with lawn, has a timber shed, patio and decked seating area whilst being enclosed with a protected tree lined backdrop with the added benefit of a rear gate opening directly onto an excellent local network of footpaths. There is a long driveway leading up to the property and its single garage - providing parking for multiple vehicles in total as well as a level lower level parking space perfect for a boat or motorhome and with additional bike/kayak storage behind as well.

This is a super property in a stunning location - ready to be enjoyed 'as is' but holding so much potential as well for those ready to remodel. Available with no onward chain and wholeheartedly recommended.







The Location

The hamlets of Point and Penpol merge to form a wonderful creekside community on the North shore of Restronguet. This tidal river offers stunning scenery which is a haven for wildlife and links to the deep sailing waters of the Carrick Roads. Point benefits from a public quay with slipway access to the water as well as a village green set behind. There are multiple countryside walks in all directions across numerous public footpaths and bridleways to explore this designated area of outstanding natural beauty. Each summer the Penpol and Point Regatta takes place attracting a great variety of sailing craft making for a colourful spectacle as they race around the creek.

The popular village of Devoran is less than a mile to the West accessed via Old Tram Road offering a beautiful scenic short drive or 15/20 minute walk. The village itself has great amenities including a village hall, church, park and The Old Quay Inn public house.

In the other direction and just a walk away lies Loe Beach, a hidden gem facing the Carrick Roads, offering moorings, a café, and a well-regarded water sports centre where sailing dinghies, paddleboards, kayaks and motorboats can be hired - perfect for those drawn to the sea. Mylor Yacht Harbour is just a short drive away, offering a full-service marina, bistro, café, and sailing club.

Despite its peaceful setting, Point is wonderfully well-connected. The cathedral city of Truro - with its vibrant mix of independent shops, excellent schools, mainline rail station to London, and the Hall for Cornwall theatre - is around four miles away. Falmouth, a lively university town with a rich maritime heritage, is within 9 miles to the south.

Newquay Airport is approximately 40 minutes by car and offers daily direct flights to London and other UK and European destinations, while the King Harry Ferry provides swift access to the Roseland Peninsula and the south coast's many idyllic beaches.

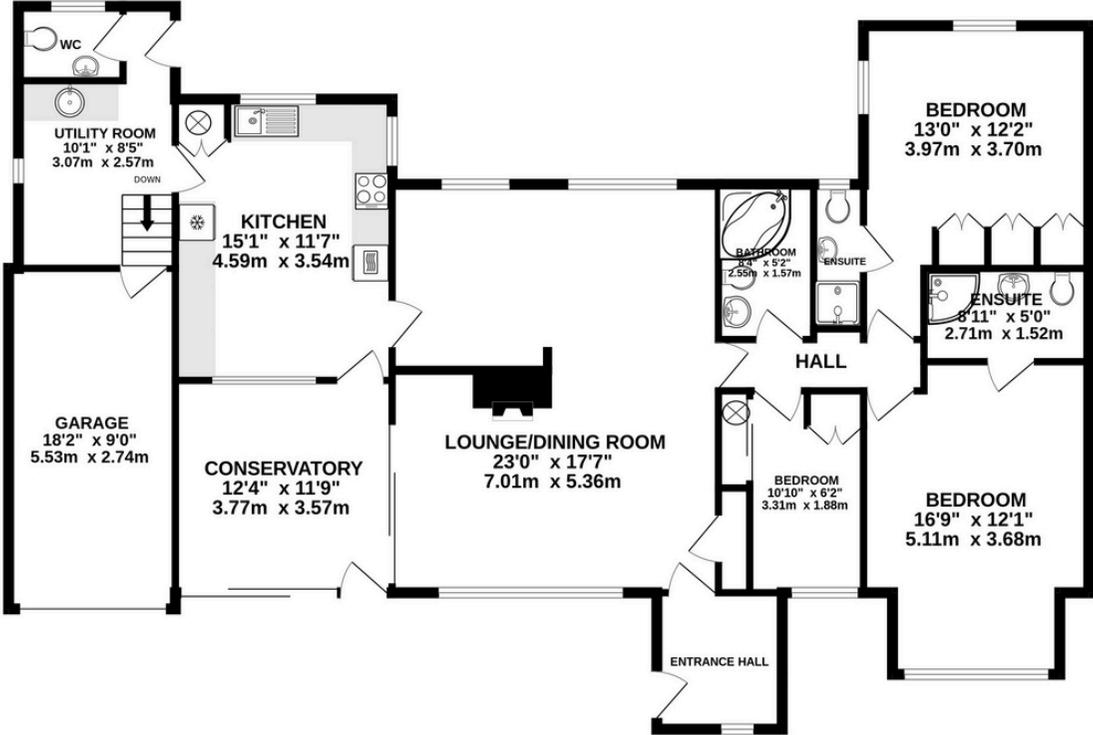
Point and its surrounding area offer a unique blend of countryside charm and coastal living - a true sanctuary for those seeking nature, space, and serenity within reach of Cornwall's most celebrated towns and waters.

Point Quay - 500 yards away



Floorplan

GROUND FLOOR
1625 sq.ft. (151.0 sq.m.) approx.



TOTAL FLOOR AREA: 1625 sq.ft. (151.0 sq.m.) approx.

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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Property Information

Tenure: Freehold

Council Authority: Cornwall

Council Tax Band: E

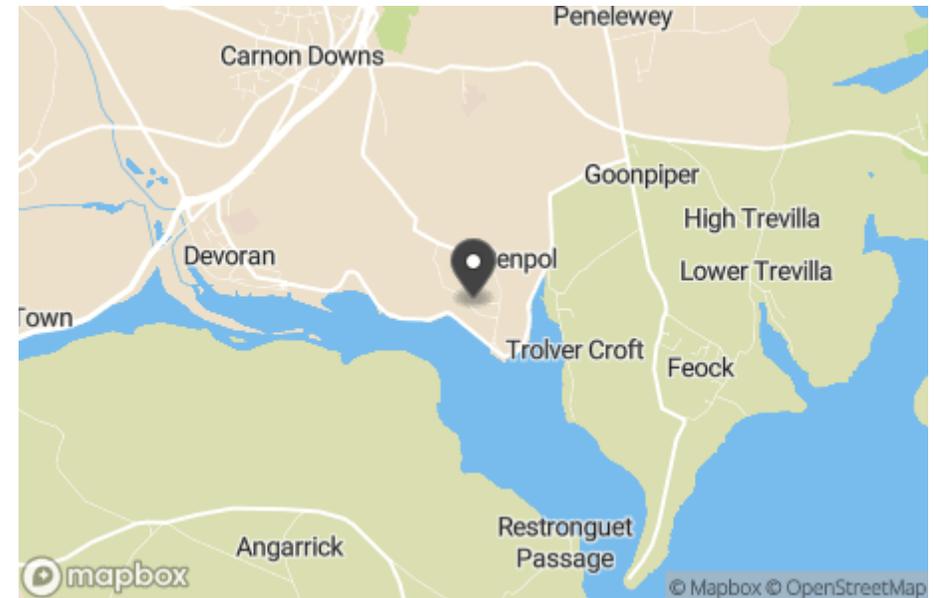
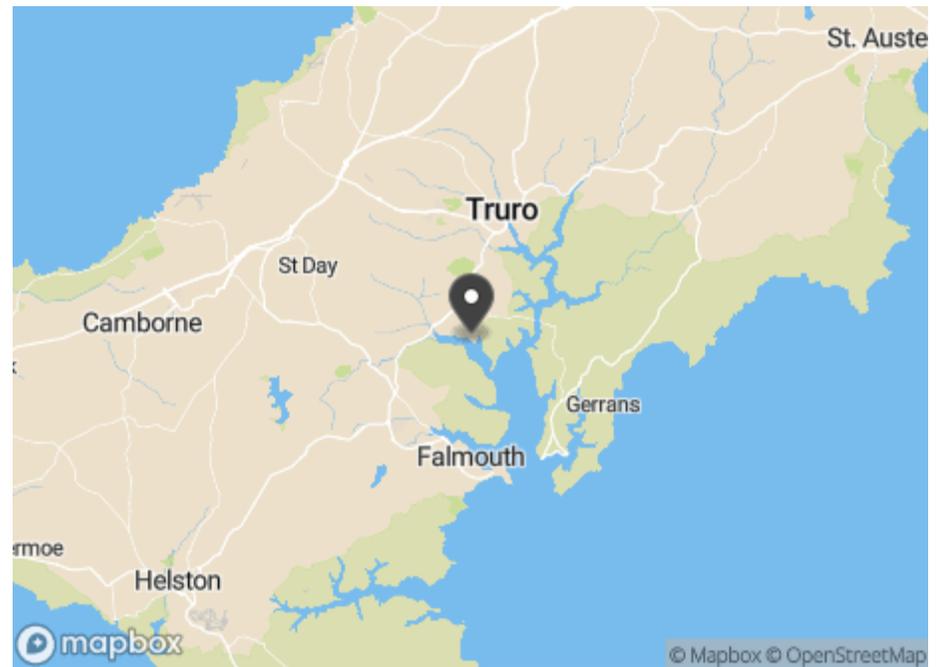
Services: Mains water and electric are connected. Oil powered central heating and hot water. Private septic tank drainage.

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

Broadband: Superfast available. Max Download 75Mbps. Max Upload 20Mbps.

Note: The property lies within a tree preservation order area.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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.

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