



Creek View

Devoran



Creek View

Greenbank Road, Devoran, TR3 6PJ

Completed in 2021 to an exceptional standard and representing an idyllic waterside retreat in one of south Cornwall's best-kept secrets, this imaginatively designed, distinctive and beautifully executed contemporary riverside home is located in the highly desirable creekside village of Devoran, offering far-reaching views over the water and surrounding countryside, direct access to Restronguet Creek and an effortless low-maintenance lifestyle.

The Property

- Highly desirable creekside village location
- Idyllic location for a riverside lifestyle with easy access to Falmouth and Truro
- Brand new contemporary build completed in 2021
- Thoughtfully designed to maximise the sensational position
- Fibre broadband direct to the house with speeds up to 900Mbps
- Spacious reception hall with turning staircase rising to the first-floor landing with skylight flooding in natural light
- Wonderful, bright open plan living space with full width windows and door opening onto the deck and enjoying the views
- High quality kitchen incorporating Neff and AEG appliances, including 2 x slide and hide fan ovens, 2 x warming drawers, coffee machine, microwave, integrated dishwasher, full height integrated fridge and separate freezer. Smeg 5 burner hob with integrated remote-control extractor. Granite worktops and three metre breakfast bar
- Separate utility room with granite worktops, AEG washing machine and Hoover dryer
- Amtico flooring to the entire ground floor with under floor heating throughout
- Flexible ground floor study/snug/bedroom 5 with door to ground floor shower room
- Sensational master bedroom suite with vaulted ceiling, dressing room, en suite bathroom and private balcony affording breathtaking views across the river
- Three further en-suite double bedrooms, all with built in wardrobes and two with vaulted ceilings
- Fully integrated phone-controlled security system and heating. Nest camera doorbell

The Gardens and Parking

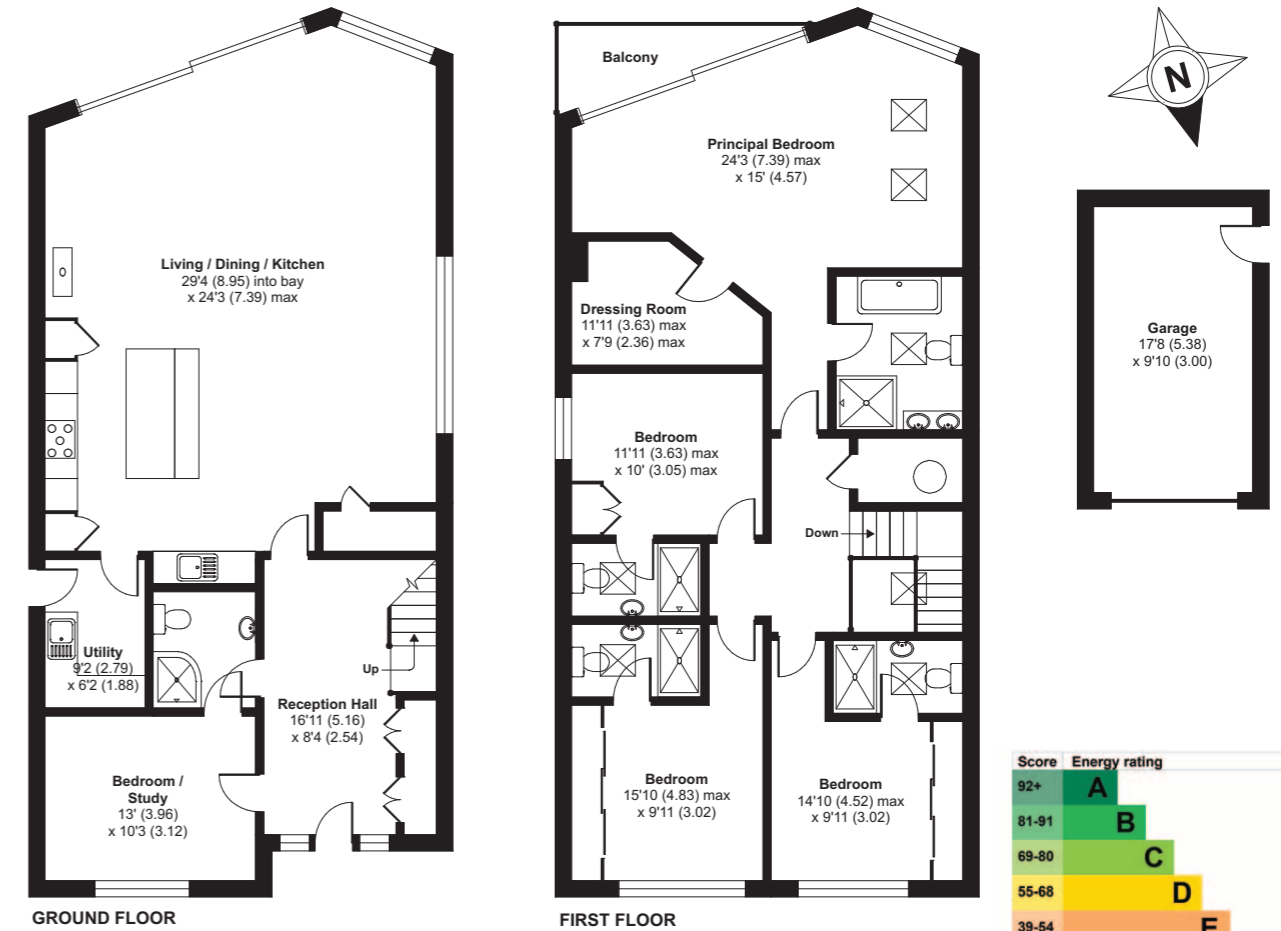
- Stunning garden terraces with direct water access allowing easy access for watercraft
- Large composite decked area with storage beneath for kayaks etc.
- Outside sunken hot tub with LED lighting
- Hot water shower, outside tap and power point
- Garage with electric sectional door and steel side door
- Block paved driveway for 4 cars with stepped granite pavers leading to the main entrance





Creek View, Greenbank Road, Devoran, Truro, TR3 6PQ

Main House = 2393 sq ft / 222.3 sq m
 Garage = 173 sq ft / 16 sq m
 Total = 2566 sq ft / 238.4 sq m (includes garage)
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchemcom 2021. Produced for Shore Partnership Limited. REF: 726486

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Location

Devoran is a charming creekside village bordering the upper reaches of Restronguet Creek. The area enjoys access to not only boating and sailing waters but also excellent countryside walking and riding along bridle paths and the Bissoe Trail, an 11 mile cycle path starting from Devoran and finishing on the north coast at Portreath. Amenities in Devoran include a doctors' surgery, village hall, highly-regarded primary school, church, chapel and the Old Quay Inn, a popular local pub.

Restronguet Creek is a great place to keep a boat, providing easy access to the beautiful creeks of the Carrick Roads, arguably the finest day-sailing waters in the UK. Sailing facilities and clubs for all abilities are within easy reach at nearby Restronguet, Mylor, Flushing and Falmouth, which also boasts excellent marinas and an eclectic mix of shops, eateries and pubs.

The nearby village of Carnon Downs provides an excellent local shop/post office, butchers, dentists and doctors surgery. The neighbouring village of Perranwell Station benefits from

another post office/shop, highly regarded pub, The Royal Oak and regular train service to both Truro and Falmouth.

Tenure, services and material information

Freehold. Mains water, drainage and electricity. Gas fired central heating (underfloor). 10-year Build Zone warranty from 2021.

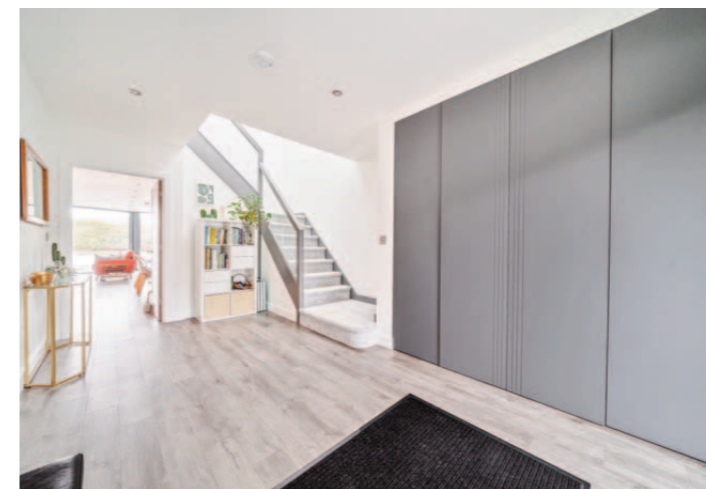
Broadband: Full Fibre (source: <https://www.openreach.com/fibre-checker/my-products>)

Council Tax: band F

Distances

Bissoe Trail - 'on the doorstep'; Old Quay Inn - 500 yards; Perranwell Station (branchline rail) - 1.2; Truro - 6; Mylor Yacht Harbour - 8; Falmouth - 6; Cornwall Airport (Newquay) - 23.5

(All distances are approximate and in miles)



FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

IMPORTANT NOTICE Shore Partnership, their clients and any joint agents give notice that: 1. 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 or on behalf of their client or otherwise. They 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 statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Shore Partnership has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



www.carbonbalancedprinter.com
 Registration No. CBP2277

This brochure was produced and printed by BJ Press Ltd, a Carbon Balanced Printer registered with the World Land Trust.



Tim May
Director



Ben Davies
Director



Ben Standen
Consultant

WHERE YOU LIVE MATTERS

Telephone: 01872 484484
Email: contact@shorepartnership.com

School House Office, Market Street,
Devoran, Truro, Cornwall, TR3 6QA

