



ROHRS & ROWE



11 Market Street
Devoran
Truro
TR3 6QA

- Period terraced property
 - Spacious reception room
 - Open plan kitchen complete with an attractive green Aga
 - French doors to courtyard
 - Main bedroom to front
 - Attractive guest bedroom
 - Third bedroom
 - Family bathroom
 - Courtyard garden
-
- EPC E
 - Council Tax Band C



ROHRS & ROWE



A CHARMING PERIOD HOME IN A POPULAR CREEKSIDE VILLAGE LOCATION, OFFERING VERSATILE THREE-BEDROOM ACCOMMODATION AND PLENTY OF CHARACTER.



PROPERTY

Set in the heart of a highly sought-after creekside village, this attractive double-fronted period cottage offers charming and well-proportioned accommodation, combining character with a practical open-plan layout.

The ground floor area features a spacious reception room, filled with natural light from two large windows with the wonderful feature of a broad stone chimney breast and an inset fireplace. This lovely room flows seamlessly into the open-plan kitchen to create a bright and sociable living space, perfect for entertaining guests. The kitchen is well designed making it attractive to keen chefs and is complete with an attractive green Aga.

French doors open directly onto the courtyard garden, providing a natural extension of the accommodation and an ideal setting for outdoor dining and entertaining.

Upstairs, the accommodation comprises a main bedroom positioned to the front of the property, with a vaulted ceiling adding to the feeling of space. There is a comfortable guest bedroom also with a partially vaulted ceiling and a third bedroom set to the rear along with a family bathroom.

Outside, the enclosed courtyard garden offers a private, low-maintenance space, perfectly suited to enjoying the peaceful village setting, and offers a good degree of privacy.









DEVORAN



FALMOUTH



RESTRONGUET CREEK



MYLOR

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 is accessible within a 1/4 mile of the property and provides a largely traffic-free route through the Carnon Valley towards Cornwall's north coast. Restronguet Creek lies approximately 400m away, placing boating and waterside activities within easy reach.

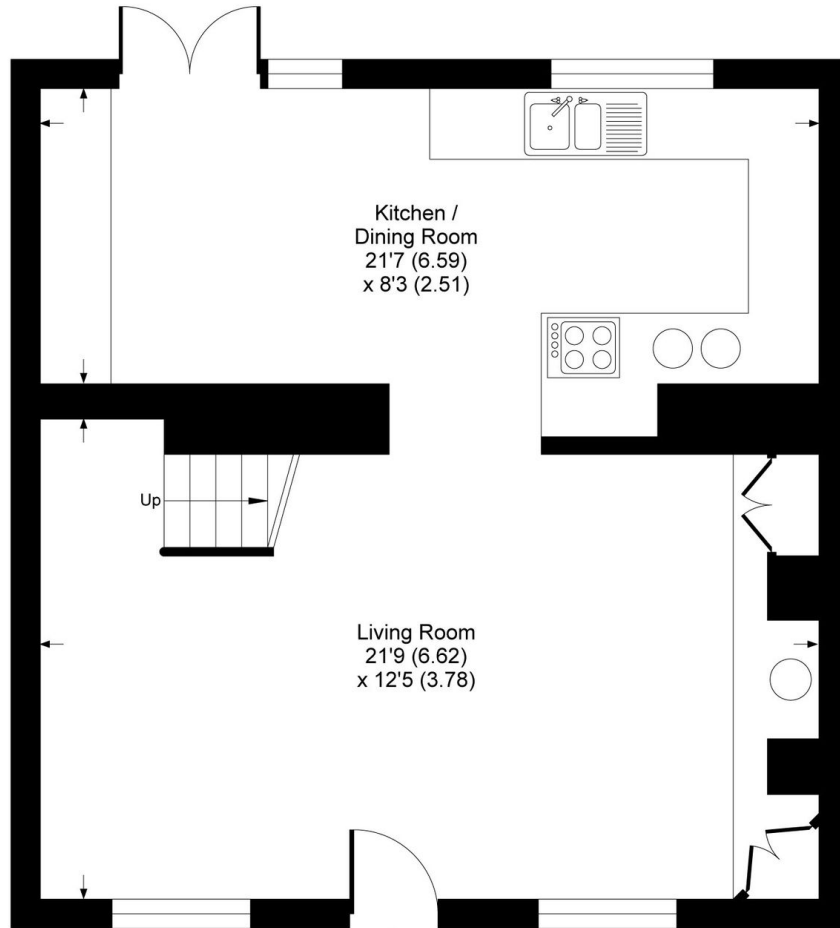
Truro is approximately 4.8 miles away and offers an extensive range of shops, restaurants, schools and professional services. Falmouth, approximately 8 miles away, provides a further choice of amenities together with its harbour, beaches and maritime facilities. Mylor Harbour and the sailing waters of the Carrick Roads are also readily accessible.





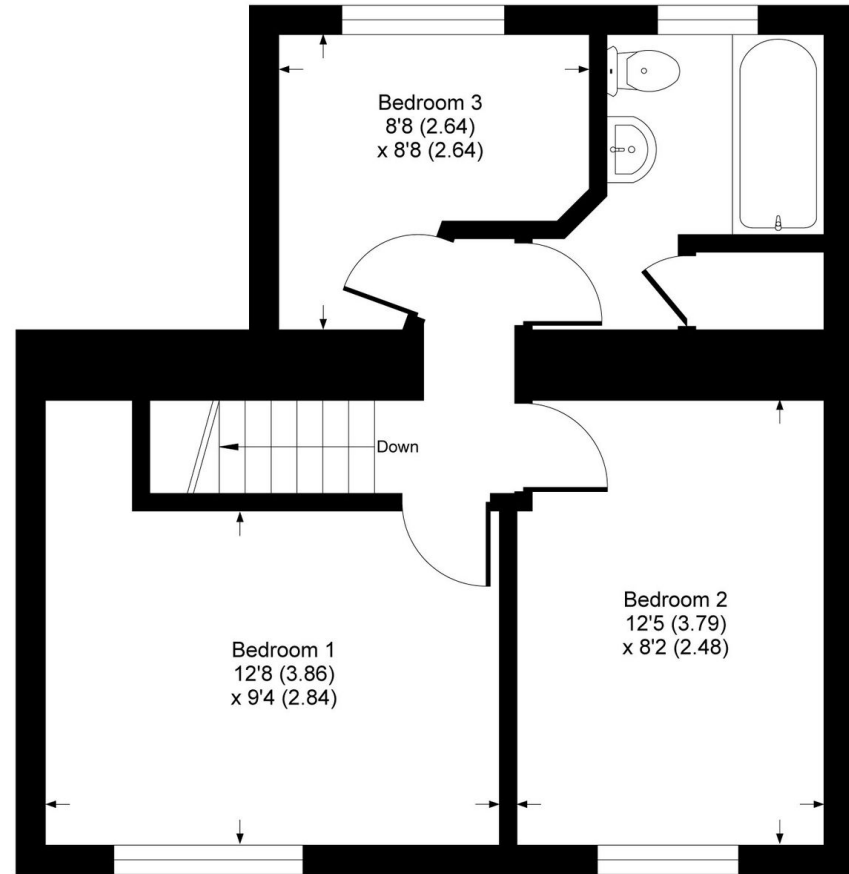
Market Street, TR3

Approximate Gross Internal Area = 85.7 sq m / 923 sq ft



Ground Floor

↑
IN



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.

Produced by Devon Property Photography for Rohrs & Rowe



Services: Mains water, electricity, gas & drainage. Gas central heating.

Directions: What3words:///majoring.materials.pupils

Agents Note Some images utilise CGI images for presentation purposes.

Distances. Bissoe Trail: 500m • Restrouguet Creek;400m• 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

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

