



9 Tremayne Close, Devoran, TR3 6QE
£735,000

Key Features

- Detached extended and renovated bungalow
- Sought after creekside village of Devoran
- Substantial 1,900 sq ft beautifully presented accommodation
- 4 bedrooms, 2 bathrooms, 3 reception rooms
- Wrap around South facing garden
- Double garage and plentiful driveway parking
- No onward chain
- Video tour available



A fantastic 4/5 bedroom, 3 reception room detached bungalow in one of the areas most sought after creekside villages. This substantially extended and beautifully presented home is complete with large wrap around gardens, great sized garage and plenty of driveway parking.



The Property

9 Tremayne Close may be one of the most deceiving properties we have ever listed. One could be forgiven from a cursory viewing from the road for believing this to be a modest 1980's detached bungalow but once inside all is soon revealed. The current owners have set about an incredibly thorough and extensive renovation which also involved a substantial rear extension to create this very special home. Now providing 1,900 sq ft 4 bedroom, 2 bathroom, 3 reception room accommodation which is beautifully presented throughout and is cleverly split with living areas on one side and sleeping on the other.

A wide hallway provides a welcoming entrance to the property with ample coat and shoe storage. All areas of the home lead from this central area with two integrated storage cupboards. To the rear of the home is the 'main event' extended open plan kitchen, dining and family room which enjoys seamless access to the outside space thanks to two bi-folding doors to the raised deck. The large roof light and window to side let natural light pour in from its Southerly aspect and the huge central island provides a perfect hub of the home where family life can flow from. The modern, sleek fully fitted kitchen has a range of base and eye level units with integrated appliances including an oven, microwave, dishwasher, induction hob and the all important wine fridge. Off this room a doorway provides access to the incredibly useful utility room with plenty more storage space, a basin and space/plumbing for washing appliances.

The separate living room runs the full width of the property with a gorgeous floor to ceiling picture window giving an unobstructed view of the rear garden. There is a further large window to front aspect and the herringbone flooring and wood burner further adds to the appeal of this main living space. Next to this room there is a third reception room which is currently utilised as a sitting/play room for this large family but this could easily be adjusted to be a formal dining room, office or a fifth bedroom if desired.





Immediately off the entrance hall is a family bathroom with three piece white suite including a shower over the bath, heated towel rail and integrated shelving. Further down the hallway are the bedrooms (two large doubles and a small double / large single) with two having integrated wardrobe space. The main bedroom is a real highlight and is set within the other end of the extension - an extremely generous double bedroom with walk in wardrobe, glazed double doors opening to the rear garden and an en-suite with three piece suite including a large shower, heated towel rail and stylish tiling.

The outside space of this property doesn't disappoint either - the corner plot affords a particularly large garden which wraps around the home with an East, South and West aspect meaning sunshine can literally be enjoyed throughout the entire day. A raised deck provides a perfect al-fresco seating area leading directly off the bi-fold doors from the kitchen/diner with shallow steps leading down to a large area of lawn with planted beds and trees enclosed by high hedging and quality fencing. This is a perfect family friendly garden but not so much that weekends are taken up with maintenance. There is side access either side of the property leading to the driveway which provides parking for as many as 5/6 vehicles if needed. The attached double garage measures 16ft x 15ft and has the benefit of an electric door as well as an EV charger which works perfectly in tandem with the fact that this clean energy property runs with no fossil fuels and has several sun facing solar PV panels providing a fantastic energy source which have a solar diverter providing heating for the hot water when needed.

This truly is a fantastic opportunity for those wanting a large family home or perhaps those needing a sizable property on the level. Excitingly available with no onward chain complications and wholeheartedly 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.

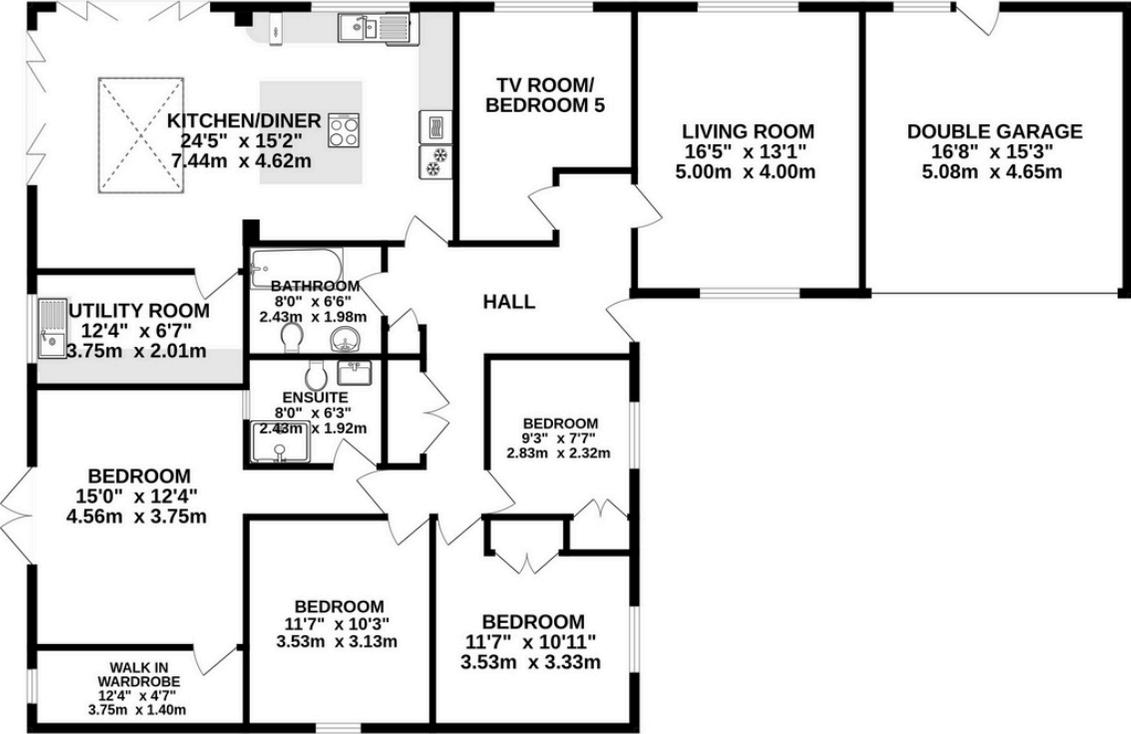
The village itself has great amenities including a village hall, church, park and The Old Quay Inn. In terms of schooling there is a well regarded primary school within the village itself only a short walk away with a choice of secondary schools in Truro and Penwith college campus around 6 miles away 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 Treliassick National Trust gardens and grounds just beyond.

Truro, around 4 miles away, is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned schools are in abundance and there is a main line railway link to London (Paddington) within 5 hours. Draws such as the newly renovated Hall for Cornwall, historic Truro Cathedral and Royal Cornwall Museum are on one's doorstep with regular city events taking place throughout the year such as Truro Food Festival, City of Lights and famous Christmas markets.



Floorplan

GROUND FLOOR
1897 sq.ft. (176.3 sq.m.) approx.



TOTAL FLOOR AREA: 1897 sq.ft. (176.3 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

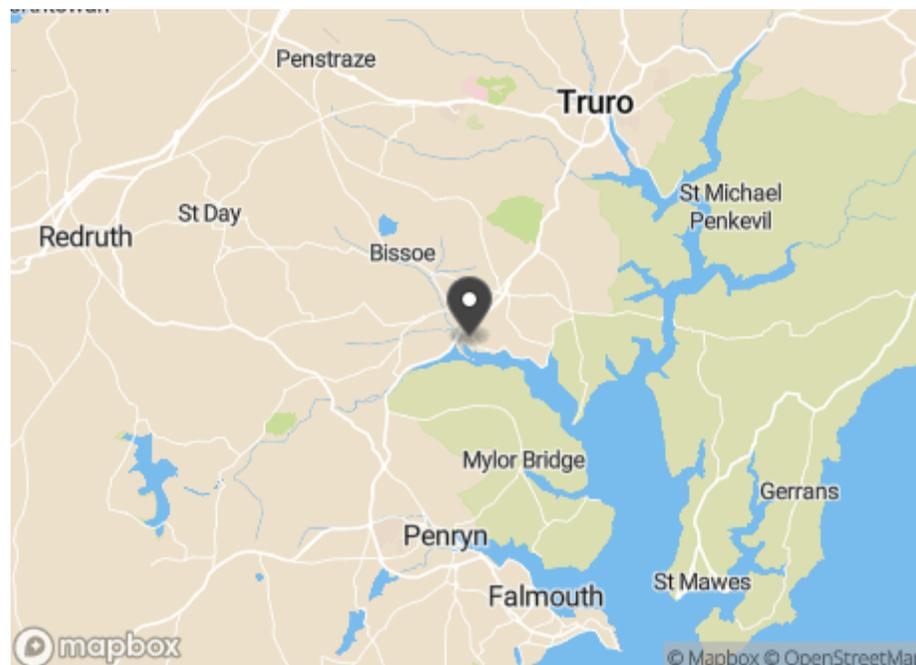
Council Tax Band: E

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

Mobile Signal: Best network Three – (good outdoor & indoor)

Broadband: Superfast available. Max Download 79Mbps. Max Upload 20Mbps.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	86
(69-80)	C	
(55-68)	D	67
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



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01872 306746
 info@jamescaneproperty.co.uk
 www.jamescaneproperty.co.uk