

33, Chycoose Parc

Devoran, Truro

TR3 6NT

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS






FOR SALE
01872 242244



33, Chycoose Parc

Devoran Truro
TR3 6NT

DETACHED HOME WITH FAR-REACHING WATER VIEWS

Positioned within a highly desirable residential development between Truro and Falmouth, this beautifully presented detached residence offers spacious and versatile accommodation arranged over three levels.

The property enjoys stunning elevated views, best appreciated from the private balcony accessed via the principal bedroom.

Internally, the accommodation comprises four bedrooms, including a master with en-suite shower room, as well as a family bathroom. The ground floor offers a light and spacious lounge, a recently refitted kitchen/dining room, a separate utility room and cloakroom.

Externally, the property benefits from a double garage, driveway parking, and enclosed south facing gardens.



Guide Price £799,000

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9 Cathedral Lane, Truro, Cornwall, TR1 2QS

Truro: 01872 242244 **St Mawes:** 01326 270008

E: sales@philip-martin.co.uk

www.philip-martin.co.uk

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THE PROPERTY

33 Chycoose Parc is a spacious and beautifully extended detached modern home, enjoying superb water views across Restronguet Creek towards Restronguet Point and upriver to Devoran. The outlook is truly exceptional, providing an ever-changing and picturesque backdrop.

Deceptive from the outside, the property offers far more accommodation than first apparent, having been significantly enlarged from its original design. The layout comprises four bedrooms, with the principal suite occupying the first floor and benefitting from an en-suite shower room. Further accommodation includes a generous lounge, a well-appointed kitchen/dining room, utility room, cloakroom and family bathroom.

Externally, the property features an enclosed garden enjoying a sunny aspect and delightful creek views, along with driveway parking for two vehicles and a double garage. The home is double glazed throughout and warmed by oil-fired central heating.

LOCATION

The hamlets of Point and Penpol form a sought-after waterside community approximately five miles south of Truro, perfectly positioned along the picturesque Restronguet Creek. Highly regarded by sailing and boating enthusiasts, the creek provides direct access to the renowned waters of the Fal Estuary (Carrick Roads), with a public slipway within easy reach. The surrounding area is rich in natural beauty, offering scenic walks along the historic tramway and access to the popular Bissoe cycle trail, which follows the creek through to Devoran and onwards to the north coast at Portreath.

Nearby Devoran, set at the head of the creek, offers a range of everyday amenities including a pub, church, primary school and doctor's surgery, with further facilities available in Carnon Downs. The Cathedral city of Truro provides an excellent selection of shops, restaurants and bars, along with a mainline railway station to London Paddington and cultural attractions such as the Hall for Cornwall. The historic harbour town of Falmouth lies around eight miles away, while the charming village of Feock, with its proximity to Loe Beach, National Trust gardens at Trelissick and access via the King Harry Ferry to the Roseland Peninsula, further enhances the appeal of this exceptional coastal location.



In greater detail the accommodation comprises (all measurements are approximate):

ENTRANCE HALL

BED 4/STUDY
2.17m x 2.86m (7'1" x 9'4")

BEDROOM 3
4.13m x 3.30m (13'6" x 10'9")

KITCHEN/DINING ROOM
9.97m x 2.98m (32'8" x 9'9")

LOUNGE
7.41m x 4.23m (24'3" x 13'10")

W.C.

UTILITY ROOM
3.02m x 1.86m (9'10" x 6'1")

FIRST FLOOR





LANDING

MASTER BEDROOM
5.53m x 4.17m (18'1" x 13'8")

WARDROBE
1.66m x 1.68m (5'5" x 5'6")

ENSUITE
1.63m x 2.34m (5'4" x 7'8")

BEDROOM TWO
3.93m x 2.98m (12'10" x 9'9")

BATHROOM
2.07m x 2.97m (6'9" x 9'8")

ATTIC
4.98m x 2.89m (16'4" x 9'5")

DOUBLE GARAGE
5.11m x 5.88m (16'9" x 19'3")

OUTSIDE
The property is approached via a driveway providing parking for two vehicles, along with access to the garage. The front garden has been recently cleared, creating a neat and low-maintenance approach, with a pathway leading to the side of the house. From here, steps descend to the rear garden.

The rear garden is predominantly laid to lawn and enjoys a desirable south-facing aspect. A decked seating area offers an ideal space for outdoor entertaining, complemented by a selection of established plants and mature trees. The garden benefits from a high degree of privacy, making it a peaceful and secluded outdoor space.

SERVICES
Oil fired central heating. Mains water, drainage, electricity.

N.B
The electrical circuit, appliances and heating system have not been tested by the agents.

DIRECTIONS
From Truro proceed in a southerly direction towards Falmouth on the A39. Proceed over the Playing Place roundabout and at the next roundabout turn left signposted to Point. Continue along this road for approximately one and a half miles and take the right hand turning signposted to Point and then the first right into Chycoose Parc. No. 33 will be easily identified on the left hand side where a Philip Martin board has been erected.

VIEWING
Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

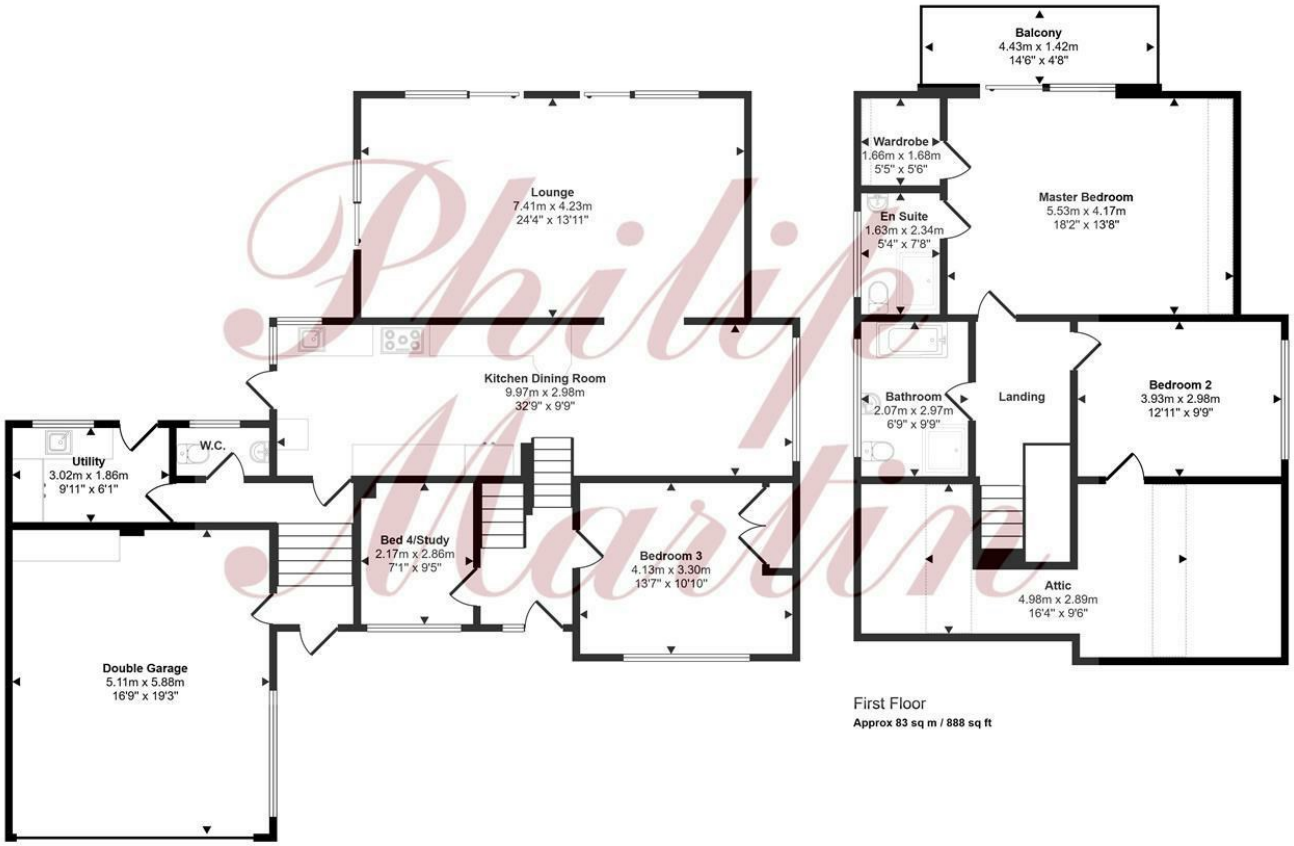
DATA PROTECTION
We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

TENURE
Freehold.

COUNCIL TAX
Band F.

EPC - TBC

Approx Gross Internal Area
216 sq m / 2330 sq ft

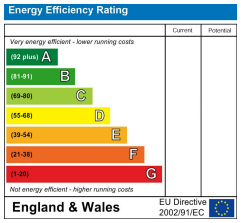


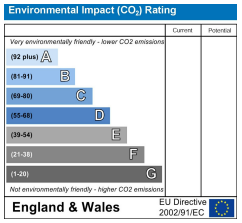
First Floor
Approx 83 sq m / 888 sq ft

Ground Floor
Approx 134 sq m / 1441 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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