



28 St Johns Terrace

Devoran



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Devoran, Truro TR3 6NE

A handsome, double-fronted Grade II Listed village house, enjoying a south-facing aspect and views across the upper reaches of Restronguet Creek towards the surrounding wooded countryside providing flexible accommodation including three reception rooms, a magnificent, contemporary kitchen/dining room extension, three double bedrooms and two bath / shower rooms with well enclosed, deep rear gardens and terrace.





The Location

Devoran is a charming creekside village bordering the upper reaches of Restronguet Creek, offering an enviable combination of waterside living and access to the surrounding countryside. The village is particularly well placed for boating and sailing, while walkers, cyclists and riders are equally well served by nearby bridleways and the Bissoe Trail, an 11-mile coast-to-coast route running from Devoran to Portreath. Local amenities include a doctors' surgery, village hall, highly regarded primary school, church, chapel and the popular Old Quay Inn.

Restronguet Creek provides an excellent base for keeping a boat, with easy access to the creeks and open waters of the Carrick Roads, widely regarded as some of the finest day-sailing waters in the UK. Sailing clubs, marinas and facilities for all levels are within easy reach at Restronguet, Mylor, Flushing and Falmouth, with Falmouth also offering an excellent range of shops, restaurants, cafés and pubs.

Nearby Carnon Downs provides a useful range of day-to-day amenities, including a shop/post office, butcher, dentist and doctors' surgery, while neighbouring Perranwell Station benefits from a community shop, the highly regarded Royal Oak pub and a regular branch-line rail service to both Truro and Falmouth.

Distances

Old Quay Inn – 75 yards;
Devoran quay – 175 yards;
Bissoe Trail – 0.5; Point Quay – 1.1;
Perranwell Station – 1.5;
Trelissick Gardens (National Trust) – 3.3;
Truro – 4.2; Falmouth – 5.7;
Mylor Yacht Harbour – 7.2;
Cornwall Airport (near Newquay) – 24

(All distances are approximate and in miles)





The Property

- Attractive period house forming part of an established terrace in the heart of Devoran, with a handsome stone-fronted elevation and a strong sense of character throughout
- Period features include fireplaces, sash-style windows, exposed floorboards, decorative joinery and traditional proportions
- A particularly appealing combination of traditional architecture and modern design, with the contemporary rear extension complementing the original house
- The overall layout works especially well for both family life and entertaining, with the main living accommodation opening directly onto the sheltered terrace and unusually generous gardens beyond
- Beautifully presented accommodation combining period features with well-considered contemporary kitchen / dining room extension
- Two comfortable reception rooms, both with attractive fireplaces and large sash-style windows providing excellent natural light
 - Impressive open-plan kitchen/dining room to the rear, creating the principal everyday living space and forming a natural hub to the house
 - Contemporary fitted kitchen arranged around a central island/dining room with light and create a seamless connection with the rear terrace and gardens
- Ground floor snug/study providing flexible space for home working, television room or fourth bedroom if required
- First-floor accommodation includes three well-proportioned double bedrooms, with the principal rooms enjoying attractive outlooks towards the creek and surrounding countryside
- Spacious family bathroom with freestanding roll-top bath, separate shower enclosure and period-style detailing





The Gardens

- Pretty enclosed front garden with pedestrian gate, pathway and established planting
- Generous rear garden, unusually spacious for a property in this location
- Sheltered paved and gravelled terrace adjoining the house, ideal for outside dining and entertaining accessed directly from the contemporary kitchen / dining room
- Garden rising gently away from the house, predominantly laid to lawn with gate leading to Belmont Terrace.
- Established fruit and trees, mature shrubs and planting

Tenure, services and material information

Freehold. Grade II Listed. Mains water, drainage, gas and electricity. Gas-fired central heating.

Council Tax: band F

Broadband: FTTP (source: <https://www.openreach.com/broadband-network/fibre-availability>)

What3Words

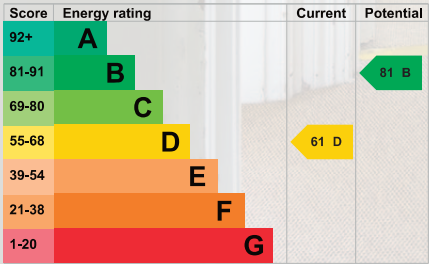
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28 St. Johns Terrace, Devoran, Truro, TR3 6NE

Limited Use Area(s) = 1711 sq ft / 158.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Shore Partnership Limited. REF: 1519999



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.

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