

Tremayne

Tremayne Penpol

Devoran, Truro, Cornwall, TR3 6NA

Loe Beach 2 miles Truro 4.5 miles Falmouth 9.5 miles

A broad fronted waterside home, enjoying glorious views over the creek and surrounding countryside beyond.

- Creekside Detached Residence
- Four Bedrooms
- Three Bathrooms
- No Onward Chain
- Freehold
- Superb Water & Countryside Views
- Three Reception Rooms
- Requiring Some Modernisation
- Established Gardens
- Council Tax Band - F

Guide Price £995,000

SITUATION

This substantial home sits at the head of the creek in the highly desirable hamlet of Penpol. This wonderful waterside setting provides a perfect mix of tranquil and scenic living with many walks directly from the door around the creek and over the hill to Loe Beach. The National Trust property Trelissick, its woods and parkland are just five minutes' drive away. This picturesque hamlet lies on Restronguet Creek, a delightful unspoilt tidal estuary leading into the fine day sailing waters of The Carrick Roads and is within easy reach of Truro and Falmouth.

The property is ideally situated to enjoy what village life has to offer and is within a short walk of the historic quay at Point with its slipway, ideal for launching small craft, kayaks and paddle boards. The village hosts its own regatta in the summer months, a social event enjoyed by all.

THE PROPERTY

With over 2,500 sq. ft. of internal accommodation and set amidst delightful, private and well-established gardens, Tremayne is a broad fronted detached home enjoying commanding views across the creek and surrounding countryside beyond. Offered for sale with no onward chain, this substantial home, although relatively simple in its current presentation, offers considerable scope and potential to be updated and transformed into a magnificent residence.







The accommodation is both versatile and generously proportioned, comprising, on the ground floor, a kitchen with separate breakfast room, dining room, spacious living room, ground floor bedroom suite with complementary shower room/WC, family bathroom and a welcoming hallway with stairs rising to three further bedrooms and a shower room/WC.

A separate staircase leads via a useful utility area to an artist's studio, or potentially a home office, situated above the garage. This versatile room opens through glazed doors onto a balcony, providing an exceptional vantage point from which to appreciate the panoramic views across the creek and surrounding countryside.

OUTSIDE

The property enjoys well-established and mature gardens extending to approximately 0.20 of an acre, thoughtfully arranged to provide a paved patio immediately to the rear of the house, with steps rising to a private, level lawn bordered by mature trees and established shrub planting.

To the front, the gardens are more open in character, with a lawn complemented by established shrubs and hedging providing a good degree of privacy. A stepped pathway leads centrally to the front door, while a driveway provides private parking and access to the integral garage.

SERVICES

Mains electricity and metered water. Oil fired central heating. Private drainage via a septic tank.
Flood Risk - Very Low.
Broadband: Basic and Superfast are available up to 80 Mbps (Ofcom).
Mobile phone: 02, Three, Vodaphone, EE are likely (Ofcom). Satellite and Fibre - Sky and BT are available.

VIEWINGS

Strictly by prior appointment with Stags Truro office.

DIRECTIONS

Whilst driving along the B3289 from Penelewey to Feock take the right hand turn onto Harriss Hill, signposted to Penpol. Continue along Harriss Hill, which turns into Old Tram Road. After crossing the water at Penpol continue and bear right taking the right hand turning up an un-named road but signposted 'Access Only' and the property will be located a short way up the hill on your left. hand side identified by out for sale sign.

What3words.com: ///expand.array.comfort

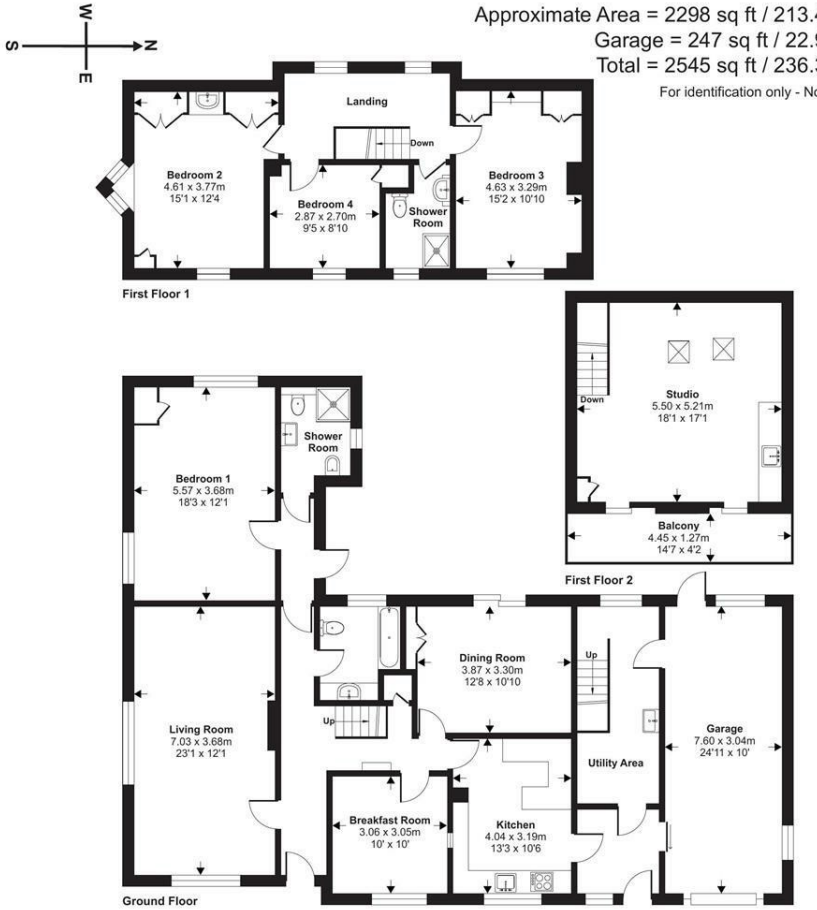




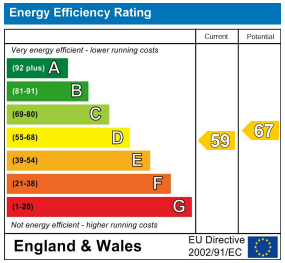


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STAGS



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