



Riverside



Riverside Penpol

Devoran, Truro, Cornwall, TR3 6NW

Loe Beach 2 miles Truro 5 miles Falmouth 10 miles

Tucked away in this popular riverside location, an attractive characterful semi-detached home in excellent condition with two garages and a well stocked garden.

- Beautifully Presented
- Two Detached Garages
- Desirable Hamlet
- Freehold
- Three Double Bedrooms
- Tranquil Setting
- No Onward Chain
- Council Tax Band E

Guide Price £625,000

SITUATION

This wonderful 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 Trelassick, 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.

DESCRIPTION

This attractive semi-detached house, nestled in a peaceful location, is perfectly positioned close to both Loe Beach and the scenic coastal footpath, offering a wonderful blend of tranquility and convenience. The property has been beautifully presented and thoughtfully updated throughout, ensuring it meets the needs of modern living while retaining its charm.



The first floor features three generously sized double bedrooms, all offering ample space and natural light. These bedrooms are served by a comfortable family bathroom, designed with both style and practicality in mind.

The ground floor is equally impressive, starting with a stylish kitchen complete with an island and an integrated wine fridge, ideal for culinary enthusiasts and entertaining guests. The large sitting room, featuring a cosy log burner, provides a warm and inviting space for relaxation, with direct access to the garden through a convenient door. Adjacent to the kitchen is the dining room, which boasts tiled flooring and bifold doors that open onto a bright courtyard, perfect for semi-alfresco dining. The ground floor also includes a modern shower room, equipped with a double shower, toilet, and wash basin, as well as a well-appointed utility room featuring a sink, worktop, and a range of fitted units for added convenience.

This property offers a perfect balance of modern amenities and serene surroundings, making it an ideal home for those seeking comfort and style in a beautiful waterside setting.

OUTSIDE

The property has a delightful outdoor offering, featuring an intriguing and well-stocked garden that adds to its charm. The garden is partially laid to lawn, with mature borders brimming with a variety of flowering plants, creating a vibrant and ever-changing landscape. In addition to the garden, the outdoor space includes an outdoor WC, as well as a boiler/storage room, providing practical storage solutions. The property is further enhanced by two detached garages, offering ample space for parking and additional storage.

This combination of beautiful gardens and versatile outdoor amenities makes the property not only visually appealing but also highly functional for everyday living.

VIEWINGS

Strictly by prior appointment with Stags Truro office on 01872 264488

SERVICES

Mains electricity, water. Suspected private drainage via septic tank . Oil central heating and electric underfloor heating. Solar panels are present at the property and the owner benefits from feed-in tariff payments.

Broadband speed up to 53 Mbps, Mobile coverage indoors – EE, Three, O2 and Vodafone limited. Mobile coverage outdoors – EE, Three O2 and Vodafone likely.

DIRECTIONS

When 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, until you cross the water. Immediately after crossing the water take the right hand turning and the property will be located on your left.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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

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