



2 Market Street



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Devoran, Truro, Cornwall TR3 6QA

Truro - 4 miles Falmouth - 7 miles

An exceptionally well presented family home in the desirable village of Devoran.

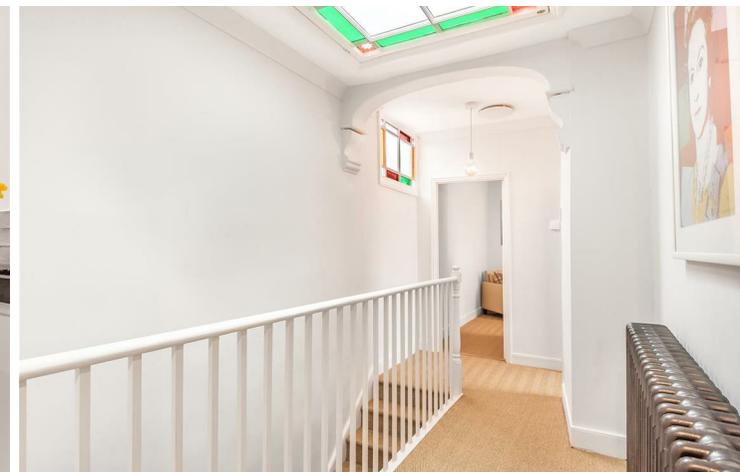
- Village Location
- Exceptionally Well Presented
- Hallway
- Sitting Room
- Dining Room
- Kitchen & Utility Room
- Five Bedrooms
- Three Bathrooms
- Gardens
- Large Summerhouse

Offers In Excess Of £495,000

SITUATION

Number 2 Market Street is located opposite the Old School in the heart of the popular village of Devoran. This vibrant village with its warm community sits at the head of Restronguet Creek, a delightful unspoilt tidal estuary leading into the fine day sailing waters of the Carrick Roads. This highly desirable location offers wonderful village life with a highly regarded school, local pub, doctors surgery, independent traders visiting weekly to sell their local produce, a village regatta and many other organised events based around the quay. It offers the perfect mix of a tranquil and scenic location and all within easy access to Truro and Falmouth. There are many walks directly from the door along The Old Tram Road running the length of the creek over the hill to Loe Beach whilst The National Trust property Trelissick, its woods and parkland are just a short drive away.

The property is a short stroll to the historic village quay ideal for launching small craft, kayaks and paddle boards.



DESCRIPTION

Extending behind its striking stone facade is an exceptionally well presented family home of great proportions, elegance and style. The beautiful marriage of contemporary and modernist design alongside a wealth of traditional features including, sash windows, stained glass wood doors, parquet, tessellated tiled and slate floors, decorative cornice, beam ceilings, cast iron open fire places, wood burning stoves and antique style radiators.

The entrance vestibule leads into the welcoming hallway where stairs lead to the first and second floors. The sitting room has a window to the front, a central fireplace with cast iron open grate sitting on a slate hearth and shelving to either side. Double doors lead into the dining room where a fireplace houses a wood burning stove and a window looks into the rear garden. The kitchen also has a fireplace with wood burning stove, double doors to the side garden and a comprehensive range of white gloss units with concrete work surfaces. There is a space for fridge freezer, integral double eye level oven and a five ring gas hob. The utility room has a velux roof light, storage cupboards, space for washing machine, underfloor heating and door leading into the shower room.

A spacious and light filled galleried landing with stained glass windows has storage/airing cupboard and leads to three double bedrooms, one single and family bathroom.

Stairs lead to the second floor where a wrought iron balustrade leads into the master suite with its exposed beams, roof lights and freestanding bath. The en-suite Wc with vanity sink and storage completes the accommodation.

OUTSIDE

A shared access path along the side gives access into the generous and beautifully manicured walled garden at the rear. The alfresco dining area has built in seating and a lawn garden, surrounded by planted borders of flowers, shrubs, trees and ferns. The substantial storage shed/summerhouse has planning to create a magnificent new garden room.

SERVICES

All mains services connected. Gas fired central heating. Partial underfloor electric heating.

VIEWINGS

Strictly by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

From Truro take the A39 towards Falmouth. Cross two roundabouts and at the third roundabout take the first exit towards Devoran. At the junction turn right and right at the mini roundabout. Continue along Devoran Lane, turning second right into Market Street. The property is second on the right.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B		
(69-80)	C	67	
(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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