



49, Devoran Lane



# 49, Devoran Lane

Devoran, Truro, Cornwall TR3 6PD

Truro City 5 miles - Falmouth 7 miles - Perranporth 11 miles

**A wonderfully versatile detached family sized property in the sought-after village of Devoran.**

- Detached Period Home
- Four Bedrooms
- Conservatory
- Saltwater Swimming Pool
- Popular Village
- Well Presented Throughout
- Chain Free
- Viewing Recommended
- Council Tax Band - D
- Freehold

**Offers In Excess Of £500,000**

## **SITUATED**

Ideally position on a popular residential lane on the fringe of the village. The ever popular village of Devoran has easy travel links to Truro and Falmouth and enjoys a pretty creekside location benefiting from the usual range of day to day local amenities including a pub, primary school and doctors surgery whilst being just four miles from the Cathedral City of Truro. The property is perfectly situated to enjoy all that village life has to offer and is within a walking distance or a short drive 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 which is a social event not to be left off the calendar. Devoran is steeped in history being a former port for the export of copper and tin from the hinterland of Cornwall and is surrounded by stunning countryside and walks.

This wonderful waterside village provides a perfect mix of tranquillity and scenic living with some fine walks directly from the door or taking a stroll down to the creek, over the hill to Loe Beach. The National Trust property Trellisick with its enchanting woods and parkland is just a brief car 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.



## DESCRIPTION

The property offers well balanced and versatile accommodation arranged to suit modern family living. On the ground floor, an inviting entrance hallway leads through to a spacious sitting room, enjoying plenty of natural light and providing a comfortable setting for relaxation. The kitchen is thoughtfully laid out offering ample worktop and storage space with the dining room leading off and giving plenty of room for a family sized dining table, ideal for both everyday use and more formal entertaining. Depending on layout, this may also be a useful additional reception space or office adding further practicality. Additionally on the ground floor are two further reception room which are easily adaptable as ground floor bedroom accommodation. A family bathroom serves the ground floor housing a fitted and a bath, wash basin and WC.

Upstairs, the property comprises two well-proportioned bedrooms, each offering its own aspect and restful feel. One bedroom benefits from good space for wardrobes and furnishings, while additional bedrooms are ideal for family members, guests or use as a home office. There is also a shower room and WC on the first floor.

## OUTSIDE

The front of the property features a convenient "sweep-in, sweep-out" driveway, laid with level tarmac to provide easy access and parking directly by the front door. A centrally positioned stone wall, complemented by established shrubbery, offers a pleasing degree of privacy, while additional flower and shrub borders sit to either side. There is also gated side access to the rear garden.

The rear garden is generously proportioned and thoughtfully arranged into a variety of attractive areas. A well-maintained lawn with a central pathway leads down to a charming lower woodland section, creating a natural haven rich with mature trees and shrubs. A raised sun terrace provides an ideal space for outdoor relaxing in addition to a saltwater swimming pool with dedicated pumphouse. Beneath the property, useful storage voids offer valuable additional space.

## SERVICES

Mains electricity and metered water are connected. Oil fired central heating. Septic tank. Broadband: Basic and Superfast up to 80 Mbps available(Ofcom). Mobile phone: O2, EE, Three and Vodafone are likely (Ofcom). Flood Risk - Very Low. Conservation Area - No. Satellite and Fibre - Sky and BT are available (Ofcom). Council Tax Band - D TPO - No

## VIEWINGS

Strictly and only by prior appointment via Stags Truro office.

## AGENTS NOTE

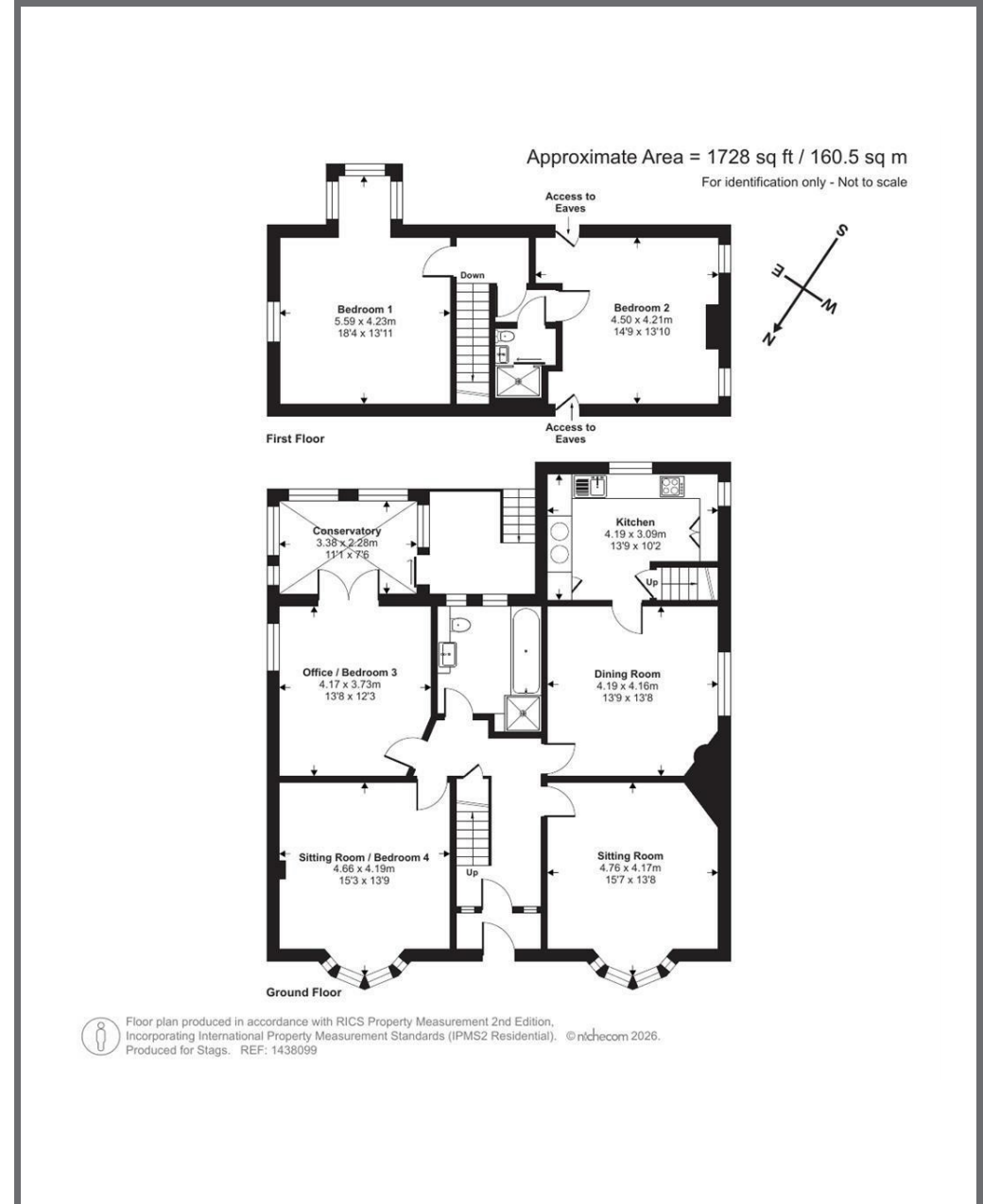
Some images displayed of the pool area are seasonal images and for example purposes.

## DIRECTIONS

From our office at 61 Lemon Street proceed up the hill to the Arch Hill roundabout and continue over signposted Falmouth and Penryn. Continue on the A39 passing turnings for Playing Place and also Carnon Downs until you sweep down the dual carriageway reaching Carnon Gate roundabout and take the first left signposted Devoran. At the junction turn left and proceed up the hill with the traffic calming measures turning right at the mini roundabout into Devoran Lane where the property can be located on the right hand side.



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                                   |  | 43                      |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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