



6 OLIVE VILLAS DEVORAN

, TRURO,
TR3 6PS

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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CHARMING TWO-BEDROOM CREEKSIDE VILLAGE
HOUSE WITH GARDEN AND VIEWS

A charming two-bedroom middle terraced village house situated in a fabulous position between St Johns Terrace and Quay Road, within one of South Cornwall's most sought-after creekside villages.

Offering characterful accommodation with exposed timber floors, ceiling beams and a wood-burning stove, the property also benefits from a fitted kitchen, ground floor bathroom, generous gardens and lovely views towards the creek and surrounding countryside.

A rare opportunity in a highly desirable location.

GUIDE PRICE £265,000

Philip Martin

PHILIP MARTIN

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GENERAL COMMENTS

A middle terraced village house occupying a fabulous position between St Johns Terrace and Quay Road, in one of the south coast of Cornwall's most sought-after creekside villages. This is a truly rare opportunity to purchase a characterful property in such a special setting, with attractive accommodation, a generous garden and lovely views towards the creek and surrounding countryside.

The property forms part of a pretty row of whitewashed village houses and is approached via shared pedestrian access to both the front and the rear of the property. The small front garden offers a lovely space to sit out from the main living room. The house has an appealing cottage feel, combining traditional character with comfortable, well-presented accommodation arranged over two floors.

The ground floor is centred around a delightful lounge/dining room, a warm and inviting space with exposed timber floorboards, beamed ceiling and a wood-burning stove set within a recessed fireplace. A patio door opens to the front garden and allow plenty of natural light into the room, while also drawing the eye towards the views beyond.

To the rear of the living space is a fitted kitchen with painted shaker-style units, timber work surfaces, tiled splashbacks, integrated oven and hob, sink and practical storage. The layout offers an open connection between the kitchen and dining area, making the space well suited to everyday living and entertaining. From the kitchen, a rear lobby leads through to the bathroom, which is fitted with a bath with shower over, glazed screen, wash hand basin and WC.

On the first floor are two bedrooms. The principal bedroom is positioned to the front of the property and enjoys a lovely outlook over the village towards the creek and wooded countryside beyond. The second bedroom overlooks the rear garden and includes a cupboard, making it ideal as a guest bedroom, study or occasional room.

Outside, the property enjoys far more outside space than might be expected for a village house of this type. To the rear is a generous garden, mainly laid to lawn and bordered by mature hedging and established planting. A useful timber shed/outbuilding provides storage, and the garden offers excellent potential for a purchaser to landscape and enjoy. From the upper part of the garden there are particularly attractive views across the rooftops towards the creek and surrounding countryside.

The property extends to approximately 48 sq m / 519 sq ft in total and provides a rare blend of character, location and outside space. It would make an excellent permanent home, Cornish bolthole, holiday retreat or investment purchase.

Early viewing is strongly recommended to appreciate the charm, setting and potential of this delightful creekside village home.



DEVORAN

Devoran is a highly regarded creekside village, situated approximately five miles south-west of Truro, just off the A39 Truro to Falmouth road, at the head of Restronguet Creek, a tributary of the River Fal. The village offers a good range of local amenities including a church, public house, doctors' surgery and primary school, with further facilities, including a supermarket, available in nearby Carnon Downs.

The area is renowned for its natural beauty and scenic waterside setting.

Although the creek is tidal, there are many attractive walks nearby, including the much-loved Tramway route which follows the edge of the creek towards Point and Penpol. The cathedral city of Truro and the harbour town of Falmouth are both within easy driving distance, offering a wider range of shopping, schooling, leisure and transport facilities. Devoran also benefits from a regular bus service, making it a particularly convenient and desirable village location.

In greater detail the accommodation comprises (all measurements are approximate):

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GROUND FLOOR

LOUNGE DINING ROOM

2.49 x 3.84 (8'2" x 12'7")

A characterful reception room with exposed timber floorboards, ceiling beams, radiator and wood-burning stove set within a recessed fireplace. Double glazed patio door open to the front garden.

KITCHEN

2.51 x 3.89 (8'2" x 12'9")

Fitted with painted shaker-style base and wall units, timber work surfaces, tiled splashbacks, integrated oven and hob, sink and useful breakfast bar/serving area. Stairs rise to the first floor.

REAR LOBBY

With door to the rear garden.

BATHROOM

1.91 x 1.99 (6'3" x 6'6")

Fitted with bath with shower over and glazed screen, wash hand basin and WC.

FIRST FLOOR

MASTER BEDROOM

2.56 x 3.90 (8'4" x 12'9")

A bright double bedroom enjoying attractive views towards the creek and surrounding countryside.

BEDROOM 2

1.89 x 3.80 (6'2" x 12'5")

A useful second bedroom overlooking the rear garden, with cupboard and wall mounted gas boiler.

OUTSIDE

The property is approached via shared pedestrian access paths, with access available both from the front and, to the rear, via steps from St Johns Terrace. A small planted front garden, bordered by mature hedging, creates an attractive approach, with a pathway leading to the house.

To the rear, the property enjoys a generous garden, predominantly laid to lawn and complemented by established planting and mature boundaries. A useful timber shed/outbuilding, with electricity connected, offers excellent additional storage and further potential for use as a home office or dedicated workspace.

SERVICES

Mains gas, electricity, water and drainage.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

COUNCIL TAX

Band A

TENURE

Freehold

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

DIRECTIONS

The access for the property can be found along St Johns Terrace either via a flight of steps which descend through the rear garden or via a gently sloping path to the front via a pathway which runs alongside the park.

Approx Gross Internal Area
48 sq m / 519 sq ft



Ground Floor
Approx 27 sq m / 293 sq ft

First Floor
Approx 21 sq m / 227 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
43-54	E		
31-42	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
43-54	E		
31-42	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





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