



CHY GWYN

PENPOL

DEVORAN

TR3 6NS

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



CHY GWYN PENPOL DEVORAN TR3 6NS

SUBSTANTIAL DETACHED BUNGALOW IN SOUGHT AFTER LOCATION

This spacious four bedroom detached bungalow is located in the desirable south coast village of Penpol; between Truro and Falmouth. The dwelling enjoys views of the creek to the front whilst occupying a substantial plot in a quiet location.

Immaculately presented throughout, the accommodation includes; entrance hallway, cloakroom, dining room, kitchen, sitting room, four bedrooms (master en-suite) and a bathroom. There is a driveway providing off road parking for numerous vehicles, as well as a double garage. The gardens are a true delight which are mainly laid to lawn to both front and rear with a wide range of mature shrubs and trees.

Offered to the market for the first time since construction, this is a rare opportunity that is not to be missed.

EPC - F. Freehold. Council Tax - F.

GUIDE PRICE £850,000

Philip Martin

PHILIP MARTIN

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THE PROPERTY

Chy Gwyn is a wonderful, surprisingly spacious detached bungalow located in a quiet location in one of the most sought after locations between Truro and Falmouth. The bungalow occupies a substantial, elevated plot in Penpol and also enjoys fabulous views of the Creek. The accommodation is light and spacious, and in all, includes; entrance hallway, cloakroom, dining room, kitchen, large sitting room, four double bedrooms (master en-suite), and a family bathroom. There is a double garage and a driveway providing ample off road parking for numerous vehicles. The gardens are a true delight, majorly laid to lawn to both the front and rear that are well stocked with a variety of mature shrubs, with access to both sides leading to the back. The front garden is south facing and enjoys the sunny aspect throughout the day whilst the rear garden is west facing, and therefore enjoys the evening sun with a tremendous amount of privacy to enjoy outdoor dining.

LOCATION

The hamlets of Point and Penpol form a sought-after waterside community approximately five miles south of Truro, perfectly positioned along the picturesque Restronguet Creek. Highly regarded by sailing and boating enthusiasts, the creek provides direct access to the renowned waters of the Fal Estuary (Carrick Roads), with a public slipway within easy reach. The surrounding area is rich in natural beauty, offering scenic walks along the historic tramway and access to the popular Bissoe cycle trail, which follows the creek through to Devoran and onwards to the north coast at Portreath.

Nearby Devoran, set at the head of the creek, offers a range of everyday amenities including a pub, church, primary school and doctor's surgery, with further facilities available in Carnon Downs. The Cathedral city of Truro provides an excellent selection of shops, restaurants and bars, along with a mainline railway station to London Paddington and cultural attractions such as the Hall for Cornwall. The historic harbour town of Falmouth lies around eight miles away, while the charming village of Feock, with its proximity to Loe Beach, National Trust gardens at Trelissick and access via the King Harry Ferry to the Roseland Peninsula, further enhances the appeal of this exceptional coastal location.

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

GROUND FLOOR

ENTRANCE HALLWAY

A spacious entrance, with fitted cupboard providing useful coat and boot storage. Electric radiator and providing access to loft. Doors into;

W.C.

Obscured window to front, low level w.c. and pedestal hand wash basin.

DINING ROOM

3.65m x 3.27m (11'11" x 10'8")

Window to front. Electric radiator.



KITCHEN

4.69m x 3.65m (15'4" x 11'11")

A pleasant dual aspect kitchen suite with windows to side and rear and comprising a range of base and eye level units with worktops over and tiled splashbacks. Inset composite sink and drainer unit. Space for fridge/freezer, plumbing for washing machine, integrated dishwasher and twin electric ovens with four ring gas hob and extractor fan over. Space for breakfast table and door accessing rear garden.

SITTING ROOM

6.00m x 5.65m (19'8" x 18'6")

A large sitting room, with window to front enjoying views of the creek and over the front garden. Two electric radiators and a feature gas fireplace.

BEDROOM

3.55m x 3.50m (11'7" x 11'5")

Large window to front aspect which enjoys views of the creek and over the front garden. Fitted wardrobes. Electric radiator. Door into;

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EN-SUITE

2.50m x 1.80m (8'2" x 5'10")
Comprising corner shower cubicle, vanity hand wash basin and low level w.c. Obscured window to side and heated towel rail.

BEDROOM

3.80m x 3.40m (12'5" x 11'1")
Window to rear. Electric radiator.

BEDROOM

3.50m x 3.40m (11'5" x 11'1")
Window to rear. Electric radiator.

BEDROOM

3.40m x 3.28m (11'1" x 10'9")
Window to rear. Electric radiator.

BATHROOM

3.40m x 1.80m (11'1" x 5'10")
Comprising bath with shower over, wall mounted vanity unit with integrated hand wash basin and low level w.c. Obscured window to rear and heated towel rail.

AIRING CUPBOARD

Housing hot water cylinder and shelving for storage.

OUTSIDE

To the front of the property is a driveway providing off road parking for numerous vehicles leading up to the double garage. There are beautifully landscaped and maintained gardens to both the front and rear of the dwelling with access to both sides. There is a patio area to the front, to enjoy outdoor seating, with steps leading up to the front door and a raised area to sit out. There is a pond and a pathway leading to the rear garden. The back garden is again majorly laid to lawn with mature shrubs and trees throughout. There is also a very useful greenhouse.

GARAGE

5.97m x 5.66m (19'7" x 18'6")
With light, power and water connected. Electric roller to front.

SERVICES

Mains water and electric. Private drainage. Bottled gas for fireplace in sitting room and gas hob in kitchen.

N.B

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

COUNCIL TAX

TBC.

TENURE

Freehold.

DIRECTIONS

From Truro proceed in a southerly direction on the A39 towards Falmouth. Proceed over the Playing Place roundabout and at the Carnon Downs roundabout turn left signposted to Point (along Gigg Lane). Follow this road for approximately one mile, before taking the right hand turning to Point. Continue down the hill and take the left hand turning by the triangular junction and Chy Gwyn can be located on the left hand side where a Philip Martin board has been erected.

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.

DATA PROTECTION

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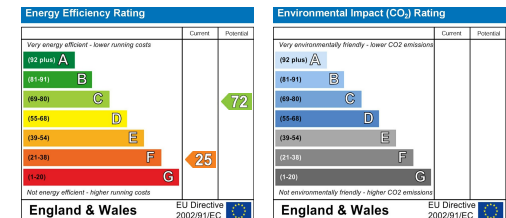
Ground Floor

Approx. 161.8 sq. metres (1741.4 sq. feet)



Total area: approx. 161.8 sq. metres (1741.4 sq. feet)

Chy Gywn, Penpol







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