

Overwell Penpol

Devoran, Truro,
TR3 6NS

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS









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EXCEPTIONAL CREEKSIDE RESIDENCE WITH PANORAMIC RESTRONGUET CREEK VIEWS

A beautifully appointed creekside residence occupying a stunning elevated position within the highly sought-after waterside hamlet of Penpol, Devoran. Enjoying breathtaking panoramic views across Restronguet Creek and the surrounding countryside (AONB), this beautifully presented home combines elegant contemporary interiors with landscaped terraced gardens and superb outdoor entertaining spaces.

Extending to over 2,000 sq. ft. of versatile accommodation, the property has been thoughtfully designed to maximise natural light, privacy and the spectacular waterside outlook, creating an outstanding lifestyle home in one of Cornwall's most desirable waterfront settings.

Guide Price £1,100,000



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GENERAL COMMENTS

An exceptional detached creekside residence occupying a superb elevated position within the highly desirable waterside hamlet of Penpol, adjoining Devoran. Commanding magnificent panoramic views across Restronguet Creek and the surrounding countryside, much of which is designated as an area of outstanding natural beauty (AONB), this beautifully presented home offers over 2,000 sq. ft. of versatile accommodation together with landscaped gardens, extensive terraces and integral garaging.

Designed to take full advantage of the remarkable outlook and natural light, the property combines spacious contemporary living with elegant styling throughout. Large picture windows, sliding doors and split-level reception spaces create a wonderful sense of openness whilst seamlessly connecting the principal accommodation with the sun terraces and stunning creekside backdrop beyond.

The sheltered terraces and landscaped gardens provide superb spaces for outdoor dining, entertaining and quiet relaxation, all enjoying an ever-changing outlook across the water. The setting enjoys a wonderful sense of peace and privacy whilst remaining highly convenient for Truro, Falmouth and the sailing waters of the Carrick Roads.

Occupying one of Cornwall's most sought-after waterside settings, Overwell presents a rare opportunity to acquire a meticulously maintained waterside home perfectly suited to both permanent residence and luxurious coastal retreat.

LOCATION

Overwell occupies a highly regarded position within the picturesque waterside hamlet of Penpol, adjoining the sought-after creekside village of Devoran on the banks of Restronguet Creek. Renowned for its sailing waters, scenic walks and exceptional natural beauty, the area is considered one of Cornwall's premier waterfront residential locations.

Devoran offers an excellent range of day-to-day amenities including a village shop, public house, church and primary school, together with direct access onto the Bissoe Trail, popular with walkers and cyclists alike. The nearby cathedral city of Truro provides an extensive range of commercial, educational and leisure facilities together with a mainline railway station connecting to London Paddington.

The harbour town of Falmouth is also within easy reach and offers an excellent selection of restaurants, independent shops, galleries and renowned sailing facilities on the Carrick Roads.

The surrounding area is particularly celebrated for its outstanding coastline, creekside walks, sailing opportunities and easy access to both the north and south Cornish coasts, making this a superb location from which to enjoy the very best of Cornwall's waterside lifestyle.

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



ENTRANCE HALLWAY

A welcoming reception hall with tiled flooring, recessed lighting and decorative glazed internal panels creating an immediate impression of quality and space. With airing cupboard, cloaks cupboard with shelving and access to a partially boarded loft. The broad hallway provides access to the principal reception rooms and bedroom accommodation.

CLOAKROOM

Contemporary cloakroom fitted with WC and wash hand basin.

DINING ROOM

4.45 x 3.17 (14'7" x 10'4")

Positioned on a split-level above the lounge, the dining room enjoys elevated views across the principal reception space and beyond. An ideal entertaining area with ample room for a large dining table.

RECEPTION ROOM

4.37 x 3.82 (14'4" x 12'6")

A versatile reception room ideal as a snug, reading room or secondary sitting room, enjoying excellent natural light and pleasant outlooks.





LOUNGE
4.88 x 6.29 (16'0" x 20'7")
A magnificent dual aspect reception room enjoying breathtaking panoramic creek and countryside views through large picture windows and sliding doors opening directly onto the terrace. Beautiful oak flooring, elegant contemporary styling and a feature fireplace combine to create an exceptional entertaining and relaxation space, perfectly arranged to capture the ever-changing creekside outlook throughout the seasons.

KITCHEN/BREAKFAST ROOM
6 x 3.05 (19'8" x 10'0")
A beautifully appointed contemporary kitchen fitted with an extensive range of bespoke cabinetry beneath polished granite work surfaces incorporating integrated appliances, twin ovens, induction hob with extractor and inset sink positioned to enjoy the delightful outlook. Skylights and extensive glazing flood the room with natural light whilst generous space is provided for informal dining and relaxed day-to-day living.

UTILITY
3.94 x 2.04 (12'11" x 6'8")
A well-appointed utility/boot room with additional storage, sink unit, appliance space and direct external access.

STUDY
2.76 x 1.44 (9'0" x 4'8")
A dedicated home office/study fitted with bespoke desk and storage cabinetry providing an excellent remote working environment.

MASTER BEDROOM
3.7 x 3.7 (12'1" x 12'1")
A spacious principal bedroom suite fitted with mirrored wardrobes together with a luxurious en-suite shower room.

EN-SUITE
2.24 x 1.75 (7'4" x 5'8")
Comprising a large walk-in shower, contemporary sanitary ware with Aquaclean wash dry toilet and heated towel rail.

BEDROOM 2
3.28 x 2.94 (10'9" x 9'7")
A generous double bedroom with fitted wardrobes and direct access to the beautifully appointed family bathroom.

BEDROOM 3
2.84 x 2.81 (9'3" x 9'2")
A further double bedroom enjoying attractive outlooks across the surrounding gardens and creekside setting, ideal for family or guests.

BATHROOM
2.79 x 2.52 (9'1" x 8'3")
A luxurious and spacious bathroom fitted with a spa bath, separate shower cubicle, WC, bidet, wash hand basin and heated towel rail.

GARAGE
6.12 x 3.5 (20'0" x 11'5")
Integral garage measuring approximately 20'1" x 11'6" with electrically operated door together with extensive driveway parking.

OUTSIDE
The property occupies a superb elevated plot with beautifully landscaped gardens and extensive paved terraces carefully designed to fully appreciate the spectacular creek views and peaceful surroundings. Attractively planted with mature shrubs, ornamental pond and planting and sculpted borders, the gardens provide colour and interest throughout the seasons.

The expansive sun terraces create exceptional spaces for outdoor dining, entertaining and quiet relaxation whilst enjoying the ever-changing waterside outlook across Restronguet Creek. A charming timber summerhouse further enhances the outdoor lifestyle appeal of this impressive coastal home. The elevated position ensures the gardens and terraces enjoy sunlight throughout the day together with a spectacular outlook across Restronguet Creek.

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.

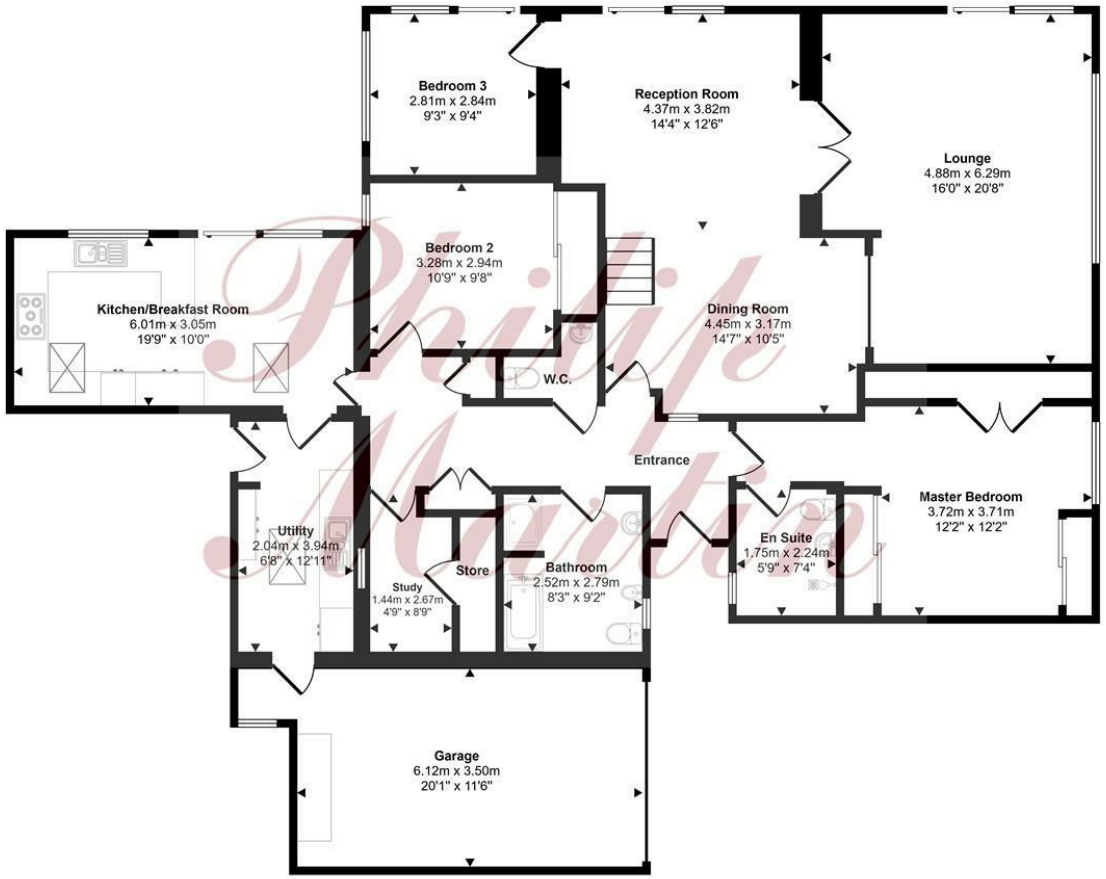
SERVICES
Mains water, electricity and drainage. Oil fired central heating. EPC - E

COUNCIL TAX
Band F.

TENURE
Freehold.

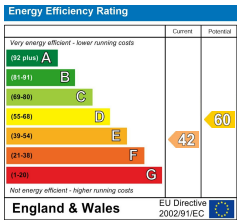
DIRECTIONS
From Truro proceed in a southerly direction on the A39 towards Falmouth. Proceed over the Playing Place roundabout and at the Carnon Downs roundabout turn left signposted to Point (along Gigg Lane). Follow this road for approximately one mile, before taking the right hand turning to Point.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

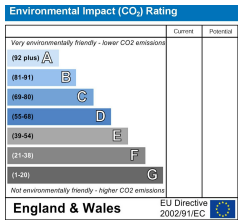
Approx Gross Internal Area
191 sq m / 2051 sq ft



Floorplan

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.





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