



THE OLD FARM HOUSE CHYCOOSE

DEVORAN, TRURO,
CORNWALL TR3 6NU

Philip Martin
ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



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A DETACHED FORMER FARMHOUSE WITH STUNNING VIEWS, GLORIOUS GARDENS & NO CHAIN

A wonderful property which is situated in one of the most sought after locations in south Cornwall.

Extended since its original form this property offers the best of old and new with light and spacious accommodation which is beautifully presented throughout.

The views of Restronguet Creek and the countryside beyond are outstanding and the glorious gardens enjoy a southerly facing aspect as well as the wonderful views from the terrace.

Driveway parking for 4 cars and a large garage/workshop. Sold with no chain. EPC - E

GUIDE PRICE £1,200,000

Philip Martin

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GENERAL COMMENTS

The Old Farmhouse is a stunning property which is situated in one of the most sought after locations in south Cornwall. The property was formerly the dwelling house of a working farm and is believed to have been built circa 1880.

Extended since its original, modest form, it now offers the best of old and new with light and spacious accommodation which is beautifully presented throughout. During our clients' ownership, the house has been modernised and upgraded to a very high standard including quality new bathrooms.

The views of Restronguet Creek and the countryside beyond are outstanding and ever changing and the glorious gardens enjoy a southerly facing aspect as well as the wonderful views from the terrace. The driveway provides parking for 4 cars or space for a small boat and there is a large garage/workshop. Potential buyers should also note that the property is sold with no chain.

THE ACCOMMODATION

The accommodation is set over two storeys and briefly comprises; entrance porch, a fabulous kitchen/dining/family room with a vaulted ceiling and skylights which flood the room with natural light, sitting room, study, w.c. and utility room to the ground floor with four double bedrooms - the master with an en-suite and French doors leading out to the garden - and a family bathroom to the first floor.

Windows are double glazed sliding sash, there is underfloor central heating and the solar panels generate an income of approximately £1,100 - £1,200 per annum.

GARDENS

The south facing gardens are truly delightful. They are well stocked and comprise several areas of level lawn bordered by deep beds, a range of sitting areas from which to enjoy the views and a small orchard sits on the uppermost terrace.

A driveway provides parking for three or four vehicles and a large garage/workshop provides further parking or ample storage. A beautifully presented property in an enviable position facing due south with views over Restronguet Creek and to the Carrick Roads.



CHYCOOSE

The hamlets of Point and Penpol combine to form a residential community about five miles to the south of Truro. Chycoose lies on the very edge of Point. A short distance away from the property is a public footpath which provides a pleasant short walk to the creek where there is a public slipway as well as providing access to the old Tram Road for access to Devoran and Point. Restronguet Creek is very popular with boating enthusiasts

and provides easy access to the sailing waters of the Fal Estuary (Carrick Roads).

In the first half of the 19th century Devoran was a busy port shipping iron ore which was transported to the village from the inland mining areas via the Redruth and Chacewater four-foot gauge railway which ran along the old tram road between Devoran and Penpol. Point is also at one end of the Bissoe cycle



trail which runs along the creek to Devoran through Bissoe and eventually leads to the north Cornish coast at Portreath.

There are golf courses at nearby Truro and Falmouth. Local facilities in Devoran include the parish church, popular public house, doctors surgery and a modern primary school. Local day to day facilities are available in Carnon Downs which include a post office, supermarket, doctors surgery/pharmacy, dental practice, garden centre, village hall and regular bus connections to Truro and Falmouth.

TRURO

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

FALMOUTH

The historic port of Falmouth has undergone major redevelopment in recent years with huge investment and is now thriving. The town has an excellent range of everyday facilities including banks, building societies, restaurants, schools and colleges as well as a branch railway line providing regular access to Truro.

The harbour and beaches are significant attractions of the town and since 2003 Falmouth has also been home to the National Maritime Museum. For sailing enthusiasts there is direct access to Carrick Roads and the River Fal and several yacht marinas close by. It also has its own university with a campus at Woodlane and Tremough.

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

ENTRANCE PORCH

Tiled floor and vaulted ceiling. Hardwood sliding sash window to front, exposed stone wall, door to front and door to:-

KITCHEN/DINING ROOM

19'10" x 18'4" (6.05m x 5.59m)

A wonderfully light room with vaulted cathedral ceiling with skylights and enjoying spectacular views of the water. The kitchen area comprises a comprehensive matching range of base and eye level units and drawers with worktops over, tiled splashbacks and a stainless steel sink inset. Matching central island. Hob, electric oven and fitted combination microwave oven. Fridge/freezer, dishwasher, extractor hood and larder style cupboard. Oak flooring with underfloor heating. Hardwood sash window to side with blind, two UPVC sliding sash windows to front with blinds and french doors leading out to the patio with high level windows over. Exposed rafters, turning oak staircase to first floor with under stairs cupboard. Wall mounted heating thermostat, door to porch and step down:-

CLOAKROOM

With low level w.c. and wash hand basin. Extractor fan.

UTILITY ROOM

9'1" x 7'3" (2.77m x 2.21m)

Housing Worcester oil fired central heating combination boiler and with plumbing for washing machine. Shelving and extractor fan.

SITTING ROOM

18'11" x 14'9" (5.77m x 4.50m)

Open beamed ceiling, two UPVC sliding sash windows to front with creek views and door to side leading to the gardens. Calor gas fire. Part underfloor heating, t.v. points and heating thermostat. Door to:-

STUDY

11'1" x 8'11" (3.40m x 2.74m)

Open beamed ceiling, UPVC sliding sash window to front with creek views and underfloor heating.

FIRST FLOOR

LANDING

With the vaulted ceiling and galleried overlooking the kitchen/dining area. Cupboard housing underfloor heating controls and doors to:-

LOBBY

Hardwood sliding sash window to side, doors to bedrooms 1 and 4.

BEDROOM 1

15'5" x 11'8" (4.70m x 3.56m)

With vaulted ceiling and velux window. Whole wall of fitted wardrobes and additional double wardrobe fitted, t.v.point and French doors out to garden. Door to:-

EN-SUITE BATHROOM

7'10" x 5'10" (2.39m x 1.80m)

Recently refitted with double walk in shower, with fully tiled surround and shower screen, wash hand basin with tiled splashback and low level w.c. Velux window, extractor fan and shaver point.

BEDROOM 2

13'5" x 11'8" (4.11m x 3.56m)

Two UPVc sliding sash windows to front with deep cills and enjoying creek views. Heating thermostat. T.V. point.

BEDROOM 3

11'3" x 10'4" (3.43m x 3.15m)

UPVc sliding sash window to front enjoying creek views with deep cill and views. Loft access, t.v. point and heating thermostat.

BEDROOM 4

11'5" x 11'5" (3.48m x 3.48m)

Velux window, telephone point and heating thermostat.

BATHROOM

Newly-fitted with Carronite shower bath and quality fitted furniture incorporating low level wc and inset basin.

OUTSIDE

A driveway provides parking for four vehicles and gives access to the:-

GARAGE/WORKSHOP

21'9" x 12'2" (6.65m x 3.71m)

Light and power connected and with a pitched roof providing further storage.



THE GARDENS

These extend to approximately one third of an acre and are currently arranged over a number of terraces, the highest of which is planted to orchard with four apple trees, a pear tree, three gooseberry and four blackcurrant bushes. From here the lawn descends to a patio, which is accessed from bedroom 1.

Further steps lead down to the driveway and the stone retaining

walls. Cold water tap. From the driveway a pergola with gate leads to a paved terrace from which to enjoy the water views. This terrace is accessible from both the sitting room and the kitchen area. Beyond the terrace is a level lawn. The lawn extends as far as a deep bedded border planted with a range of shrubs and perennials.

A path descends through a rose arch to one side of the garden down to a further lawn bordered by a dwarf stone wall. A paved



pathway extends around the bordered terrace and steps lead back up to the higher gardens. A beech hedge has been planted along the boundary providing privacy and further steps lead up to the driveway.

SERVICES

Mains water and electricity. Oil fired central heating and private 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.

DIRECTIONS

From Truro proceed in a westerly direction along the A39 towards Falmouth and at the Carnon Downs roundabout take the first exit left signposted Point. Continue along this road and leave the village along Point Road. Continue along Point Road and then turn right into a no through road. At the bottom of the lane turn left and then immediately right, and The Old Farmhouse can be found on the right hand side after approximately 20 yards.

DATA PROTECTION

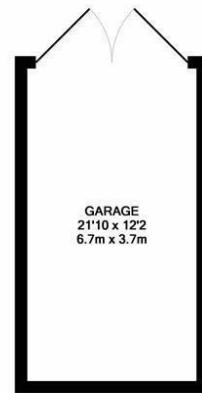
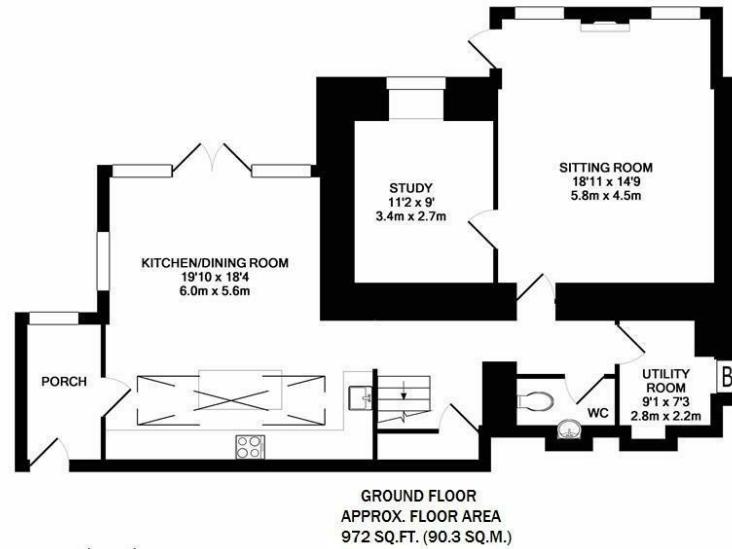
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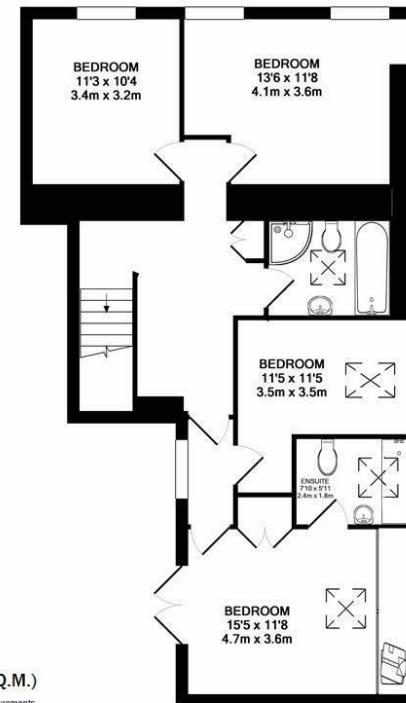


EXTERNAL
APPROX. FLOOR AREA
267 SQ.FT. (24.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2130 SQ.FT. (197.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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	52	61
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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