Water Lodge

Old Tram Road
Point
Devoran TR3 6NQ

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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STYLISH DETACHED MODERN HOUSE ENJOYING STUNNING WATER VIEWS

Occupying a sunny south facing plot with magnificent views over Restronguet Creek from all of the principle rooms.

Light and spacious accommodation over three floors and so much larger than it looks. Beautifully presented with quality bespoke hand painted kitchen, luxurious bathrooms and replacement Scandinavian style windows.

Four double bedrooms - three en-suites, sitting room, kitchen/dining room, utility/cloakroom, integral double garage. Huge balcony extension added in 2018 with glass balustrade providing lots of sitting out space to enjoy the stunning south facing creek views with the wooded banks of the river beyond.

Front garden, driveway parking for four cars and integral double garage. Private enclosed rear garden.

Extremely peaceful location. Internal viewing essential.

Freehold. EPC - E. Council Tax Band F

Guide Price £1,250,000

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GENERAL COMMENTS

Water Lodge is a spacious detached modern house that enjoys magnificent, panoramic views over Restronguet Creek with the wooded river bank and countryside beyond. It is a very special view. The house has been transformed and completely refurbished during our clients ownership and is beautifully presented throughout leaving nothing for prospective purchasers to do. The accommodation is over three floors and all of the principle rooms enjoy a sunny aspect and superb water views. A feature of the house is the light and spacious kitchen/dining room with quality, bespoke hand painted kitchen with Miele integral appliances. The water views from here are amazing and sliding doors open from the dining area onto the large terrace where the views are even better. The accommodation includes: spacious hallway, guest double bedroom with views and en suite shower room, utility/cloakroom and integral double garage on the ground floor. The first floor has the sitting room with woodburner, dining room and kitchen. The second floor has three double bedrooms, the master has an en suite shower room, the second bedroom an en suite bathroom. There is underfloor heating on the first floor and in the bathrooms. All of the windows and doors have been replaced with modern double glazing. A large paved terrace with frameless glass balustrading runs along the front elevation with plenty of sitting space to enjoy the stunning views. A driveway provides lots of parking and turning space. The front garden is gently sloping lawn whilst the larger rear garden is enclosed and very private.

LOCATION

The hamlets of Point and Penpol combine to form a residential community about five miles to the south of Truro. Restronguet Creek is very popular with boating enthusiasts and provides easy access to the sailing waters of the Fal Estuary (Carrick Roads). A public slipway is within a short walk of the house, local facilities are available in Carnon Downs (about one and a half miles) whilst the Cathedral city of Truro provides an excellent shopping centre and includes a main line railway station to London (Paddington) and a good selection of restaurants and bars. The Hall for Cornwall provides year round entertainment and there are golf courses at nearby Truro and Falmouth. The historic port of Falmouth is about eight miles away. 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.

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

ENTRANCE PORCH

Deep open porch with slate floor, lights and solid wooden entrance door opening into:

ENTRANCE HALL

A wide hallway and a fine introduction to the house. Natural slate floor, electric radiator, stairs to first floor. Doors to integral double garage, fourth bedroom, and cloakroom/ utility room.

BEDROOM FOUR

4.24m x 3.81m (13'10" x 12'5")

Three windows with shutters overlooking the front garden and enjoying creek views. Recessed ceiling lights. Wall mounted electric radiators. Door to:

EN SUITE

Beautifully appointed with modern white suite including low-level w.c, vanity sink unit, double shower with glass shower screen. Heated towel rail. Porcelain tiled floor with underfloor heating. Electric shaver points.

UTILITY/CLOAKROOM

Vanity sink unit. Worktop with space and plumbing for washing machine below. Full length storage cupboard, extractor fan. Understairs storage cupboard with heater.

INTEGRAL DOUBLE GARAGE

7.81m x 3.36m (25'7" x 11'0")

Space for two cars in tandem. Electric roller door, light and power. Base eye level storage cupboards. Unvented hot water cylinder with double immersion.

FIRST FLOOR

SITTING ROOM

7.86m x 4.54m (25'9" x 14'10")

Huge picture window enjoying the fabulous creek views, which includes Restronguet Creek to the east and Devoran to the west. Engineered wooden

floor with underfloor heating. Feature fireplace Incorporating wood burning stove with slate hearth and log store recess. Four wall lights, television point. Wired ceiling speaker. Opening to:

KITCHEN/DINING ROOM

7.86m x 6.63m (25'9" x 21'9")

Large full width sliding doors opening onto the huge balcony with fabulous views over the creek and wooded banks beyond. Two wall lights, three feature ceiling lights for table. Wired ceiling speakers. Magnificent bespoke kitchen with extensive range of hand painted Shaker style units with many drawers and cupboards. Two Miele integral ovens plus warming oven, Siemens induction hob, microwave, full height fridge/freezer. Double Franke stainless steel sink with mixer tap and additional Quooker boiling water tap. Neff integral dishwasher. Freestanding Island unit with solid wood worktop, breakfast bar and further fridge and freezer below. Window overlooking the rear garden. Glazed door leading to side pathway and double doors opening into the rear garden.

SECOND FLOOR

STUDY LANDING

Spacious landing with window enjoying amazing panoramic creek views. Electric radiator.

MASTER BEDROOM

4.77m x 3.57m (15'7" x 11'8")

Window to front enjoying fabulous water views, radiator. Walk in wardrobe, door to:

EN SUITE SHOWER ROOM

Luxurious white suite comprising double shower with fully tiled surround. Porcelain tiled floor with underfloor heating, vanity sink unit with heated illuminate mirror over, integrated electric shaver and toothbrush charger. Low-level w.c. Heated towel rail. Window overlooking the rear garden. Extractor fan. Low-level automatic pedestrian lights.

BEDROOM TWO

4.49m x 3.62m (14'8" x 11'10")

Window to front enjoying spectacular creek views. Walk in wardrobe. Electric radiator. Door to:

EN SUITE BATHROOM

Beautifully appointed with modern white suite comprising low level w.c, vanity sink unit, heated illuminate mirror over, integrated electric shaver and toothbrush charger. Bath with fully tiled surround, glass shower screen and shower over. Low-level automatic pedestrian lights, porcelain tiled floor with underfloor heating, heated towel rail. Airing cupboard with shelves and electric heater. Window to rear.

BEDROOM THREE

3.11m x 3.16m (10'2" x 10'4")

Window overlooking the rear garden. Built in shelves, electric radiator.

OUTSIDE

A tarmac driveway leads from the Old Tram Road up to the house where there is parking for four cars. The front garden comprises two gently sloping lawns with attractive Cornish stone retaining walls and deep well stocked flower beds. Dense side boundaries have hedges and mature shrubs and plants. The views are fantastic and far reaching overlooking the ever changing tidal waters of Restronguet Creek. A deep open porch has lights and a tiled floor. Pathways lead along both sides of the house to the rear garden and steps lead to the balcony.

BALCONY

The south facing balcony runs the full length of the front elevation and is accessed from the kitchen/dining room with steps leading to the garden. It was designed very much as part of the extension with glass seamless balustrading and tiled floor. The creek views from here are magnificent and there is plenty of space for sitting out and enjoying the peaceful setting and enjoying sounds of the curlews and oystercatchers.

REAR GARDEN

The rear garden is enclosed and enjoys the afternoon and evening sun. A patio accessed from the sitting room and kitchen provides sitting out space with attractive stone retaining walls. The garden is mainly lawn and surprisingly private with a selection of mature shrubs including camellias. deep flower beds. At the top of the garden is a recently built stone wall and greenhouse.

SERVICES

Mains water and electric are connected. Private drainage.

N.B

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

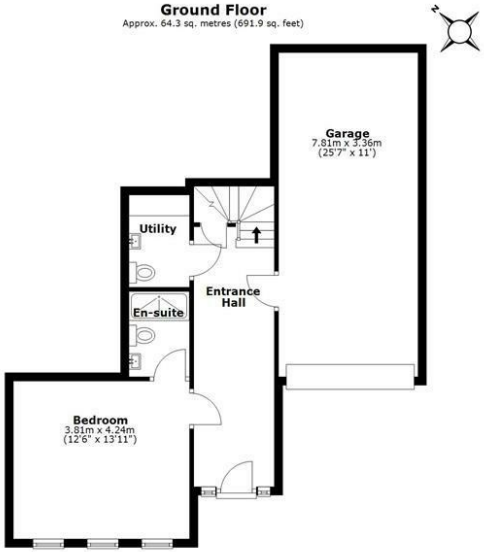
VIEWING

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.

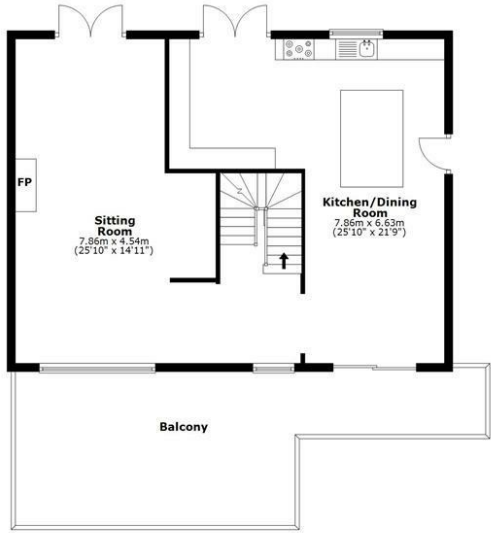
DIRECTIONS

From Point head along the Old Tram Road towards Devoran. Water Lodge is easily located on the right hand side where a Philip Martin sale board has been erected.

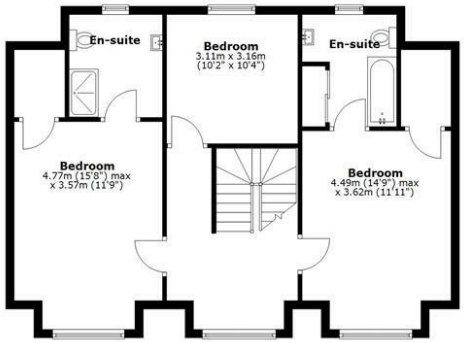
Ground Floor
Approx. 64.3 sq. metres (691.9 sq. feet)



First Floor
Approx. 80.7 sq. metres (868.3 sq. feet)

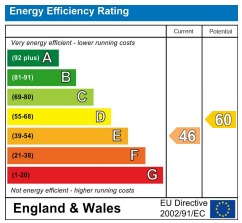


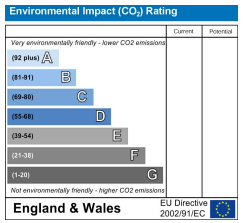
Second Floor
Approx. 75.1 sq. metres (808.3 sq. feet)



Total area: approx. 220.0 sq. metres (2368.5 sq. feet)

Water Lodge, Point





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