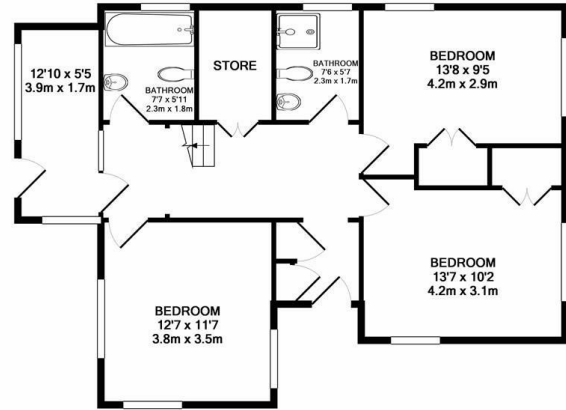
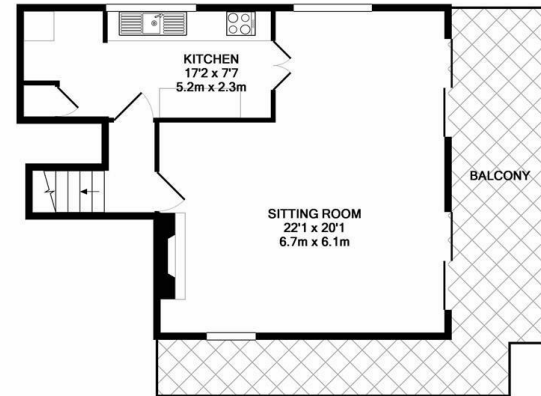


CHYCOOSE, DEVORAN



GROUND FLOOR
APPROX. FLOOR
AREA 806 SQ.FT.
(74.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 540 SQ.FT.
(50.1 SQ.M.)

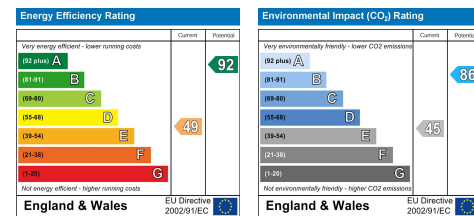
TOTAL APPROX. FLOOR AREA 1346 SQ.FT. (125.0 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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.
Made with Metropix (2021)8



KEY FEATURES

- 3 Bedrooms
- Kitchen/Dining/Sitting Room
- 2 Bathrooms
- Surrounded By Countryside
- Ample Parking, Car Port & Shed
- Open Plan Living Room
- First Floor Veranda
- No Chain & Huge Potential
- Private & Quiet Location
- Panoramic River Views

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:
(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



PENOLVA, CHYCOOSE, DEVORAN, TRURO, TR3 6NU
DETACHED 1970'S HOUSE WITH OUTSTANDING RIVER VIEWS

Set in a private and quiet location at the end of a lane, surrounded by open countryside, facing south and enjoying fabulous unobstructed water views over Restronguet Creek. In need of general modernisation and offering huge potential to extend or redevelop. A very unique opportunity in such a special geographic location. EPC - E

OFFERS IN THE REGION OF £480,000

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THE PROPERTY

Penolva has been in the same family ownership for almost 45 years and is offered for sale for the first time since it was built in 1974. The location is very special set in a private, quiet and non estate position at the end of a lane and surrounded by open countryside. It is understood that the site was once an orchard to a neighbouring property within Chycoose and hence it is of little surprise that the property faces due south and furthermore it enjoys fabulous unobstructed water views over Restronguet Creek. Penolva was designed to take advantage of the outlook with the accommodation arranged on a reverse level principle. The main living area is situated to the first floor with a veranda accessible from the sitting/dining room allowing the internal space to flow to the outside which provides a wonderful modern living area. The ground floor comprises an entrance hall, two double bedrooms and a shower room. To the upper ground floor there is a further bedroom and bathroom as well as access to the rear porch and rear garden. The property has been well maintained over the years although it is now in need of general updating and modernisation but it offers huge potential to extend, remodel or indeed redevelop. This is a truly unique opportunity particularly in such a special geographic location.

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 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 Killiow, 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

The Cathedral City of Truro is renowned for its excellent shopping

centre, fine selection of restaurants, bars, private and state schools, college 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, Royal Cornwall Hospital at Treリスke 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):

GROUND FLOOR

ENTRANCE HALL

With cupboard containing Worcester boiler, electric meters and additional storage.

BEDROOM ONE

13'8" x 10'2" (4.17m x 3.10m)
Radiator, window to front & side as well as built in wardrobe.

BEDROOM TWO

13'8" x 9'6" (4.17m x 2.90m)
Radiator with windows to front and side and built in wardrobe space.

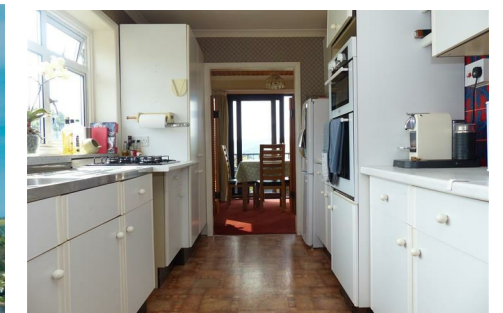
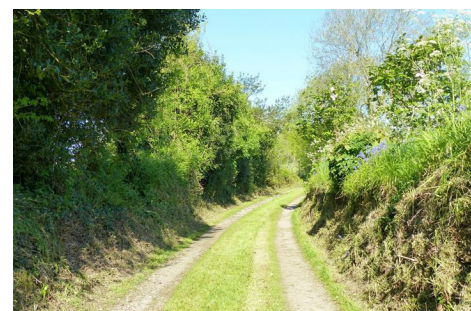
SHOWER ROOM

7'7" x 5'6" (2.31m x 1.68m)
A fully tiled suite with wash hand basin, low level w.c, walk-in shower and window to the side of the plot.

UPPER GROUND FLOOR

BEDROOM THREE

12'4" x 11'7" (3.76m x 3.53m)
Triple aspects with windows to the front, side and rear. Built-in wardrobe and radiator.



BATHROOM

7'7" x 5'11" (2.31m x 1.80m)
Wash hand basin, low level w.c, bath with overhanging shower and bidet.
Window to side.

REAR PORCH

12'9" x 5'6" (3.9 x 1.7)
Windows to side and rear. Door opening to rear garden.

FIRST FLOOR

OPEN PLAN LIVING ROOM

Two sets of french doors to the front leading out to the balcony. Window to both left and right-hand side. Two radiators and TV connection point.

KITCHEN

7'7" x 17'2" (2.31m x 5.23m)
A range of base and eye-level units with integrated oven and gas hob (LPG gas bottles), Large window overlooking the side enjoying views over the surrounding countryside.

SITTING ROOM

22'0" x 20'1" (6.71m x 6.12m)

VERANDA

A wonderful addition to the living space with panoramic views over the river and surrounding countryside.

OUTSIDE

The property is approached via a private lane which leads to the parking area. There is space for several cars and access to the car port and shed. The front gardens are well landscaped and the property is hidden from view. An area of mature, well established garden provides privacy and a path leads through opening to a lawn garden to the front and a patio under the veranda and a path to the front door and to the side. To the rear of the property there is a lawn garden with natural hedge boundaries on all sides. There is an oil tank and two dilapidated sheds.

CAR PORT

15'1" x 9'10" (4.60m x 3.00m)

SHED

12'2" x 7'11" (3.71m x 2.41m)

AGENTS NOTE

It is understood that there is no neighbouring land available to purchase.

SERVICES

Mains water and electricity. Private drainage. Oil central heating.

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

Proceeding from Truro towards Falmouth along the A39 take the left hand turning signposted to Point at the Carnon Downs roundabout. Continue for approximately a mile along this road and watch out for the thatched cottage on the left hand side of the road. At this point take the unmarked road immediately opposite this thatched cottage signposted to Chycoose Farm and continue down into the hamlet of Chycoose. The road will bear left and start to rise again. Pass Pen An Wra on the right hand side and continue to the top of the road and the private lane to Penolva is straight ahead.