



8 DEVORAN LANE
DEVORAN, TRURO,
CORNWALL TR3 6PA

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



8 DEVORAN LANE DEVORAN, TRURO, CORNWALL TR3 6PA

PERIOD SEMI DETACHED HOUSE IN SOUGHT AFTER
LOCATION WITH PARKING

A splendid period property full of character and situated in a very convenient location within this highly desirable village midway between Truro and Falmouth.

Vestibule and entrance hall, gorgeous sitting room with stunning bay window, dining room, kitchen, cellar and w.c. 4 bedrooms and 2 bathrooms to the first floor with fantastic views of the upper reaches of the creek.

Front gardens, parking for 2 cars with an area for sitting out and shed alongside.

EPC - E

GUIDE PRICE £465,000

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PHILIP MARTIN

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(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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Simply Conveyancing. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

GENERAL COMMENTS

The Driffold is situated along Devoran Lane, a highly desirable position within the village and ideally located for the Primary school. The house offers light and spacious accommodation throughout with high ceilings and large windows. The property has a conventional layout over two floors as well as boasting a very useful cellar.

THE PROPERTY

This is a splendid period property which is full of character throughout. The entrance is delightful with a vestibule opening to the entrance hall with a beautiful stained glass door and windows along with deep skirting boards and a tessellated tiled floor. The gorgeous, well proportioned sitting room has a stunning bay window which faces South West and enjoys a wonderful sunny aspect in the afternoons along with an open fire place for cosy winter nights.

The dining/breakfast room is a very good size too with a small kitchen to the rear as well as a very useful cellar, an ideal pantry and store space.

A turning staircase opens to the landing where there are four bedrooms and two bathrooms. The two front bedrooms enjoy the incredible views of the upper reaches of the creek and overlook the front gardens.

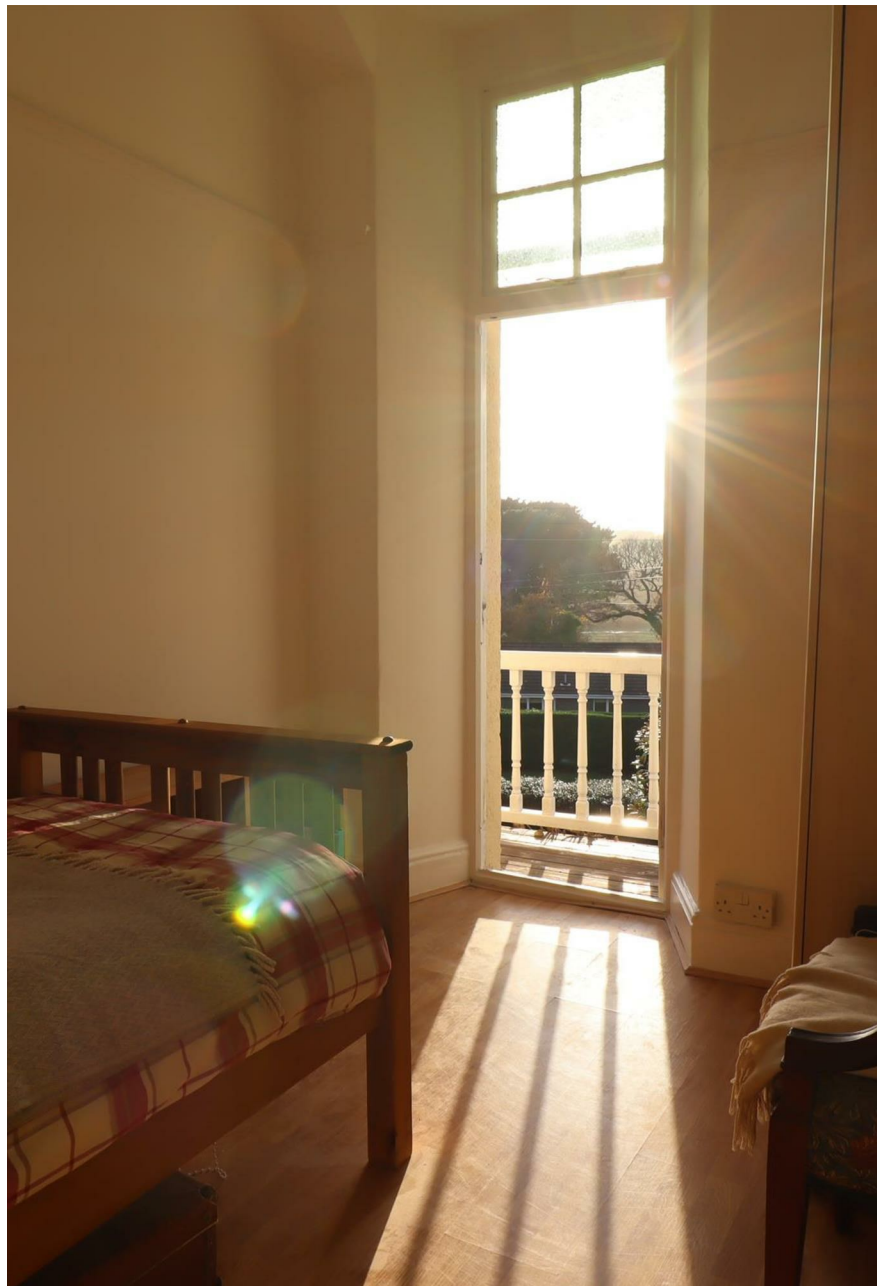
At the rear of the house there is a parking area for 2 cars as well as an area for sitting out and which currently houses a garden shed.



DEVORAN

Devoran lies about five miles south west of Truro, just off the A39 Truro to Falmouth road and at the head of the Restronguet Creek which is a tributary of the river Fal. Local facilities include the Church, pub, doctors surgery and primary school whilst

further facilities including a supermarket are located in nearby Carnon Downs. The area is well known for its scenic attractions and although the creek is tidal there are many walkways in the area including the "tramway" along the edge of the creek to Point and Penpol. The city of Truro and



the harbour town of Falmouth are both within easy driving distance. The village also benefits from a regular bus service.

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):

VESTIBULE

The front door opens to the vestibule with tiled floor and gorgeous stained glass door.

ENTRANCE HALL

11'11" x 7'4" (3.64m x 2.25m)

A spacious entrance hall with stairs rising to the first floor and doors to both principal rooms.

W.C.

Low level w.c. and wash hand basin.

SITTING ROOM

14'10" x 14'0" (4.53m x 4.28m)

A splendid room with high ceilings and deep skirting boards and a stunning bay window to the front. There is an open fireplace and two radiators.

DINING/BREAKFAST ROOM

21'8" x 10'0" (6.61m x 3.06m)

Windows to side and rear, space for fridge/freezer, fitted units and radiator. Door to cellar, kitchen and side access.

KITCHEN

9'1" x 6'8" (2.77m x 2.04m)

Fitted with a range of base and eye level units, sink and drainer inset. Space for

washing machine, dishwasher, fridge. Built in Neff double oven and Neff cooker hood. Window to side.

CELLAR

18'5" x 5'4" (5.62m x 1.63m)

Descending down from the breakfast room. An excellent pantry/store space.

FIRST FLOOR

A turning stair case with wonderful window to the side. Access to loft.

BEDROOM 1

12'6" x 8'8" (3.83m x 2.65m)

Window to front enjoying the views, built in wardrobe and radiator.

BEDROOM 2

10'5" x 9'3" (3.20m x 2.82m)

Window to side.

BEDROOM 3

10'4" x 7'6" (3.17m x 2.30m)

With door opening to the balcony.

BALCONY

Superb views.

BEDROOM 4

9'2" x 6'9" (2.81m x 2.08m)

Window to rear and currently used as a home office.



SHOWER ROOM

9'3" x 5'4" (2.82m x 1.63m)

A recently refitted suite with tiled walls, w.c., large corner shower, wash hand basin, heated towel rail and extractor fan.

BATHROOM

A white suite with bath, w.c. and wash hand basin. Heated towel rail.

OUTSIDE

'The front gardens are geared to low maintenance,

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being mainly gravelled. Facing South West, this is a very sunny area enjoying sun all afternoon to the end of the day. A path leads to the front door, there is a hand rail to both front door and garden.

PARKING

To the rear of the property and accessed via the side access lane there is a gravelled parking area for two/three cars or even a small boat. At the rear is a space for a washing line and garden shed. This area has potential to create a courtyard style garden if desired and enjoys the morning, afternoon and evening sun.

SERVICES

Mains water, electric, drainage and gas.

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.

DATA PROTECTION

We treat all data confidentially and with

the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

DIRECTIONS

Proceeding from Truro towards Falmouth along the A39 proceed to the bottom of Carnon Downs bypass and at the roundabout take the first exit on the left signposted to Devoran. At the t-junction turn left and at the mini roundabout turn right and proceed into the village. The property can be found on the left hand side of the road next to the mini roundabout and just before the Church.

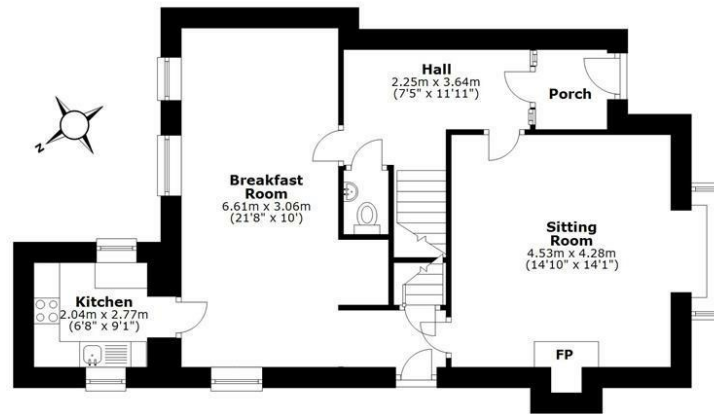




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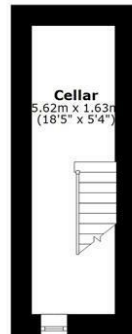
Ground Floor

Approx. 64.4 sq. metres (693.3 sq. feet)



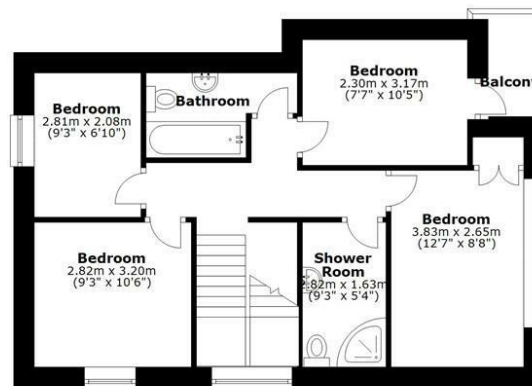
Cellar

Approx. 9.1 sq. metres (98.4 sq. feet)



First Floor

Approx. 55.1 sq. metres (593.4 sq. feet)



Total area: approx. 128.7 sq. metres (1385.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Plan produced using Planup.

The Driffold, Devoran

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
			80				
Very energy efficient - lower running costs (92-104) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs				Very environmentally friendly - lower CO ₂ emissions (92-104) 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			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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