



Antony & Estuary Cottage

Antony & Estuary Cottage, Point, Devoran, Truro, Cornwall TR3 6NL



Truro - 5.5 miles Falmouth - 9 miles
Devoran - 1 mile

A rare opportunity to acquire a pair of adjoining character cottages only 50 yards from Point Quay in this pretty waterside setting

- Waterside home with attached cottage
- Around 50 yards from the water
- 4 bedroom and 2 bedroom
- Lovely mature gardens
- Garage and parking for one
- Great lifestyle opportunity
- Character homes
- No onward chain

Offers In Excess Of
£925,000



SITUATION

Antony and Estuary Cottage are located in the highly desirable creekside hamlet of Point providing a perfect mix of a tranquil and scenic location with easy access to Truro and Falmouth. This lovely waterside setting offers many walks directly from the door around the creek and over the hill to Loe Beach whilst The National Trust property at Trellisick, its woods and parkland are just five minutes drive away. This picturesque hamlet lies on Restronguet Creek, a delightful unspoilt tidal estuary leading into the fine day sailing waters of The Carrick Roads.

The cottages are in a splendid position opposite the village orchard and only 50 yards from the historic Point Quay with its slipway, ideal for launching small craft, kayaks and paddle boards.

The nearby village of Devoran offers a range of local facilities including a doctor's surgery, primary school, sub-post office and the Old Quay Inn. Truro is around 5.5 miles whilst the historic town and port of Falmouth is approximately 9 miles. Truro has a mainline rail connection to London Paddington.

THE PROPERTY

A pair of pretty whitewashed cottages standing in a wonderful position at the heart of the hamlet in a World Heritage Site and on the edge of an Area of Outstanding Natural Beauty. Enjoying fabulous water views over the creek and towards Restronguet Point, Antony offers extremely comfortable accommodation throughout and is arranged in a reverse level style to capitalise on the vistas whilst Estuary Cottage provides more compact accommodation.

The availability of these two adjoining cottages is extremely rare and could suit a variety of purchasers, perhaps requiring additional accommodation for extended family or a 'close at hand' holiday let.

Antony is the larger of the two and benefits from the best views. On the ground floor there are 4 bedrooms, the two at the front with water views whilst the rear bedrooms each have a dressing area/study and one has an en-suite shower room. There is also a bathroom. On the upper floor with great views is a spacious sitting room/dining room, broad conservatory with woodburner, study, kitchen and cloakroom.

Estuary Cottage has two first floor bedrooms (one with wc and washbasin), a sitting room, kitchen/dining room and shower room.

OUTSIDE

Antony has the valuable attribute of a garage, parking for one and a utility room. The fabulous garden is approached from the living accommodation and rises up to the rear with profusely planted flower borders, sun terrace and lawn. Overlooking this area is a spacious multi purpose summerhouse/office /hobby room measuring 19'2 x 9'5, also useful for over spill family accommodation. The gardens have been thoughtfully laid out to make the very best of the views over the creek. Above the garage and utility is a generous balustraded balcony, with perhaps the best water views.

There are gates linking to Estuary Cottage which has a garden at first floor level with well planted borders rising to an elevated sun deck with part glazed store and pathway leading to Point Green.

SERVICES

Mains water, electricity, private drainage. Oil fired central heating to Antony and electric heating in Estuary Cottage

VIEWINGS

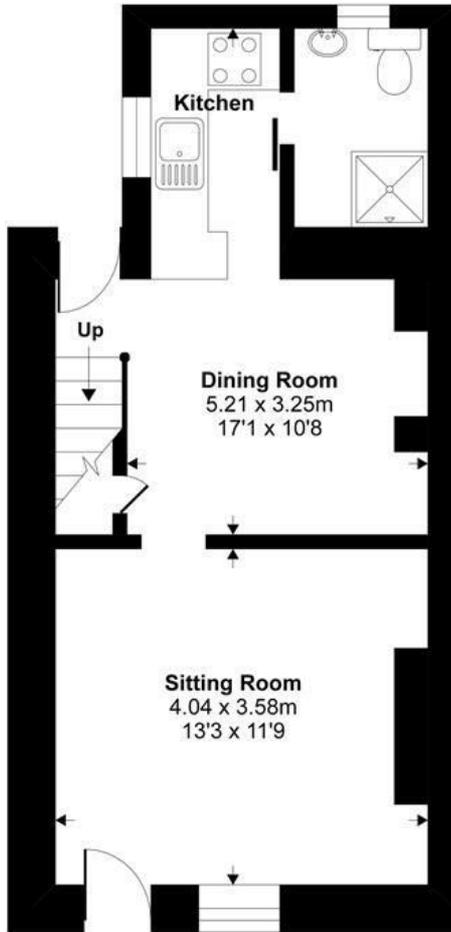
Strictly by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

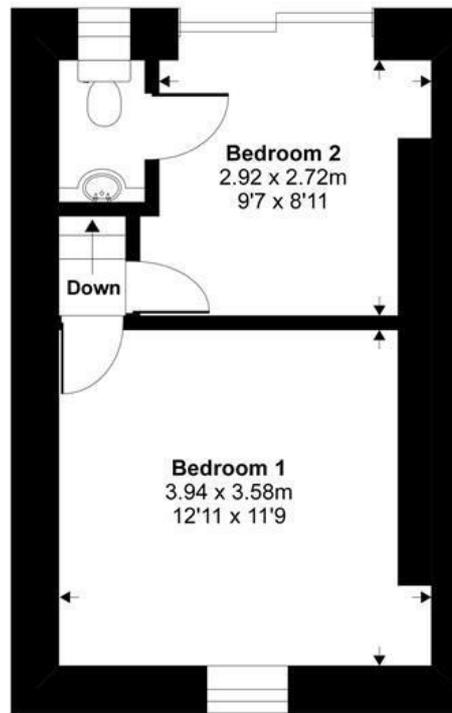
From Truro head on the A39 toward Playing Place garage. Turn left at the roundabout towards Feock. Pass the turning on the left towards the King Harry Ferry taking the next turning on the right towards Point. Continue down Harris Hill onto the Old Tram Road keeping the creek on the left hand side. Pass the slipway on your right, taking the next turning on the right towards Point Green. Antony and Estuary Cottage are the first properties on the right.



Approximate Area = 639 sq ft / 59.3 sq m
For identification only - Not to scale



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Stags. REF: 596723

These particulars are a guide only and should not be relied upon for any purpose.

61 Lemon Street, Truro, TR1 2PE



Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		77
55-68	D		
39-54	E	36	
21-38	F		
1-20	G		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

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