



ROHRS & ROWE

Ivy Cottage
Trolver Croft
Feock
Truro
Cornwall
TR3 6RT

- Period water front residence
- Superb panoramic river views
- Direct river frontage with space to store kayaks.
- Characterful living room
- Conservatory with lovely views
- Kitchen leading to balcony
- Dining area
- Master bedroom en suite
- Guest bedroom en suite
- 2 further bedrooms
- Family shower room
- Beautiful gardens of circa 1/2 acre
- Garage and courtyard parking.
- EPC F
- Council Tax Band G



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AN ATTRACTIVE PERIOD, WATERFRONT PROPERTY WITH 4 BEDROOMS, PANORAMIC RIVER VIEWS AND DIRECT WATER FRONTAGE SET IN BEAUTIFULLY LANDSCAPED GARDENS OF ABOUT 1/2 ACRE.





Ivy Cottage is a charming residence set in one of Cornwall's most sought-after waterfront locations. Located on the private road of Trolver Croft, the property boasts a commanding position overlooking the tranquil waters of Restronguet Creek, with sweeping views across to the farmland of Carclew and the picturesque village of Point. Set within approximately half an acre of beautifully landscaped gardens, this unique home offers a rare opportunity to enhance, extend, or redevelop—subject to the necessary consents.

Arranged over two floors, the house opens to a welcoming hallway leading into a dining room and a well-appointed kitchen, both with stunning creek views. A doorway opens onto a balcony—ideal for morning coffee or evening sundowners. A utility room with pantry is positioned conveniently nearby. Also on this level is the principal bedroom suite with glorious water views and an en suite, along with a versatile fourth bedroom or study. The lower ground floor centres around a cosy living room with a wood burner, flowing into a conservatory that opens onto the garden. Two further bedrooms are located here—one with en suite and fitted wardrobes—plus an additional shower room and a small wine store.

The gardens are a standout feature—private and lush, with mature trees and specimen shrubs including Camellias, Hydrangeas, a striking Acer, and a magnificent Monkey Puzzle. Meandering paths lead to tranquil terraces, each offering unique vantage points over the water. At the garden's edge, a private gate and steps provide direct access to the shoreline and your own quayside—ideal for boating, kayaking, and paddle-boarding. Additional features include a double garage, ample driveway parking, an octagonal greenhouse, and a gardener's WC. All combine to create a truly exceptional waterside retreat.







RESTRONGUET CREEK



ST MAWES



LOE BEACH



MYLOR HARBOUR

LOCATION

Trolver Croft is an attractive creekside hamlet overlooking the upper reaches of Restronguet Creek. The access road passes through the boatyard that is very helpful for anyone wanting to mess about in boats or kayaks. Amenities in nearby Devoran include a doctors' surgery, village hall, highly-regarded primary school, church, chapel and the Old Quay Inn, a popular local pub. Truro provides all the amenities of a small city, including a range of intriguing boutique shops and a good selection of supermarkets, including Waitrose. In addition, there is a cinema, the Hall for Cornwall theatre, and several leading county schools. Truro also benefits from a mainline railway station on the Penzance/Paddington line.

Distances

Devoran: 2 Miles • Truro: 5 Miles • Mylor Harbour: 9 Miles • Falmouth: 10 Miles • St Mawes: 7.5 Miles by Ferry • St Ives: 26 Miles • Newquay Airport: 24 Miles





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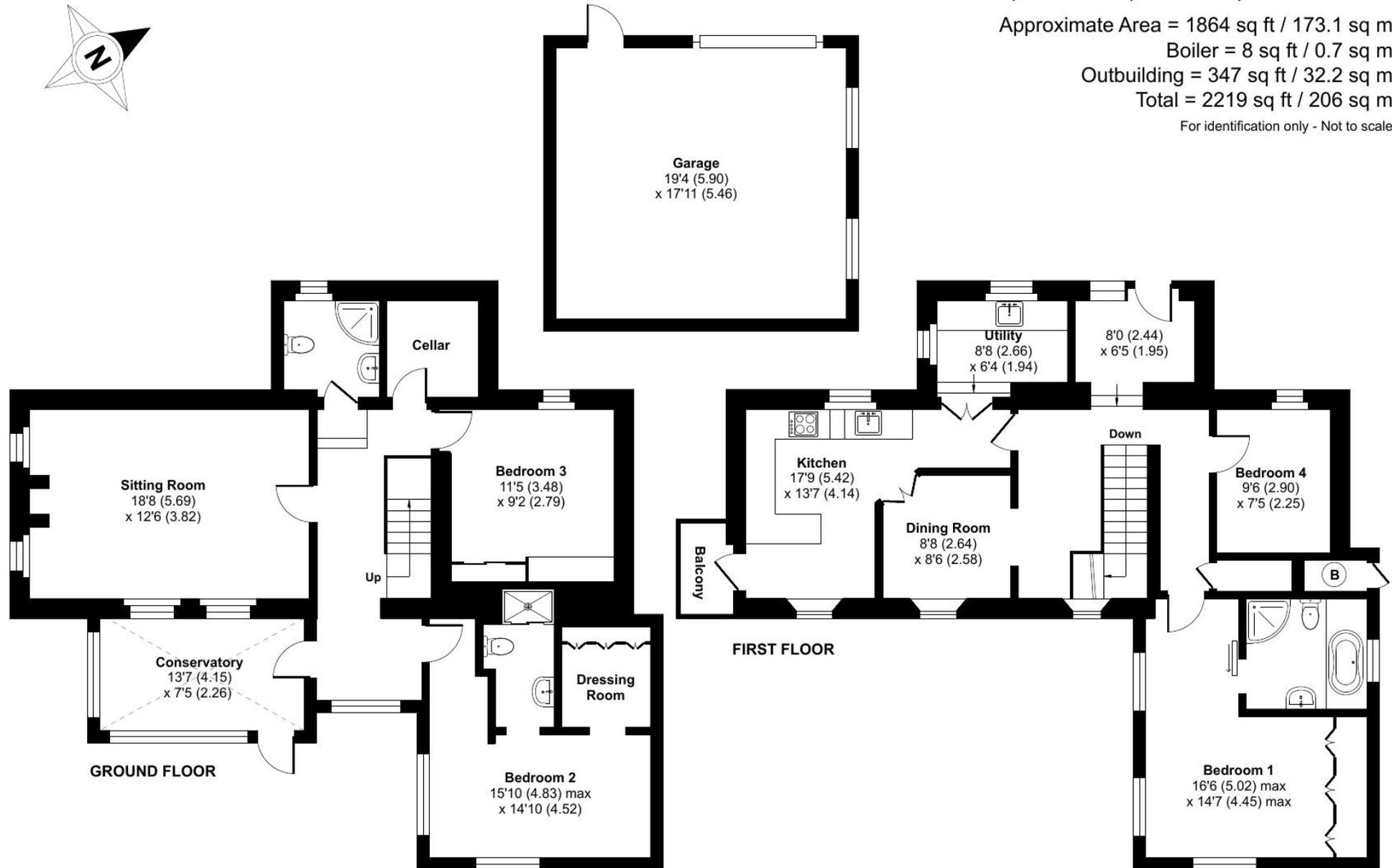
Approximate Area = 1864 sq ft / 173.1 sq m

Boiler = 8 sq ft / 0.7 sq m

Outbuilding = 347 sq ft / 32.2 sq m

Total = 2219 sq ft / 206 sq m

For identification only - Not to scale





Services: Mains water & electricity. Private drainage. Oil fired central heating .

Directions: What3words: guideline.manly.many

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TELEPHONE 01872 306 360

EMAIL Info@RohrsAndRowe.co.uk

WEBSITE www.RohrsAndRowe.co.uk

