



ROHRS & ROWE

Point House  
Point Green  
Devoran  
Truro  
Cornwall  
TR3 6NJ

- Gorgeous attached period residence
- Beautiful panoramic river views
- Spacious 33x 15'6 sitting room
- Charming Kitchen with Aga
- Good sized dining room
- Dual aspect study/ office
- Master bedroom en suite
- Three further bedrooms
- Family bathroom
- Utility room
- Barn / out building
- Carport
- Beautiful gardens
- Ample parking
- EPC F
- Council Tax Band G



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A lush garden with a wooden bench and table, overlooking a creek and houses. The garden is filled with greenery, including a large tree on the left, a dense hedge, and various flowers like yellow and purple blooms. In the background, a blue creek flows through a landscape with several houses on a hillside under a clear sky.

**A GORGEOUS AND SURPRISINGLY SPACIOUS 4 BEDROOM PERIOD RESIDENCE SET IN THE MOST STUNNING GARDENS, WITH VIEWS TO THE BEAUTIFUL RESTRONGUET CREEK**



## PROPERTY

Set in gorgeous, well-planted gardens that offer superb views over the river, Point House is a real gem, located to the side of the picturesque Point Green.

The property provides spacious accommodation with a great deal of period charm. The sitting room spans the full width of the property and benefits from views over the gardens to the river beyond. To the rear is the dining room and the attractive kitchen complex with an Aga. This room also opens onto the garden, making it very convenient to step outside and enjoy the view. There is a well-placed study for those who work from home. Upstairs, the master bedroom has a fabulous outlook over the river and enjoys an en suite. There are three further bedrooms, two of which have river views, along with a spacious family bathroom.

Outside, the gardens are a major feature of the property, offering both privacy and a lovely space to sit and relax, with panoramas stretching across the creek.

The planting in the garden has been lovingly laid out to add colour throughout the year, creating a beautiful backdrop for the stunning views. There is a lovely lawned area for entertaining family and friends, with both the sitting room and kitchen linking well to the garden.

There is also plenty of space for car or boat storage, with a broad driveway, a carport, and, at the back of the house - a courtyard with a stone barn; offering space for a workshop or hobbies room, as well as additional storage.









**FALMOUTH**



**MYLOR**



**RESTRONGUET CREEK**



**TRURO**

#### **LOCATION**

Point is an attractive creekside village overlooking the upper reaches of Restronguet Creek. Just below the property is the quay offering the perfect opportunity 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: 1.25 Miles. Truro: 5.5 Miles Mylor Harbour: 8.5 Miles Falmouth: 9.5 Miles. St Mawes: 8.5 Miles by Ferry St Ives: 26 Miles. Newquay Airport: 24 Miles.





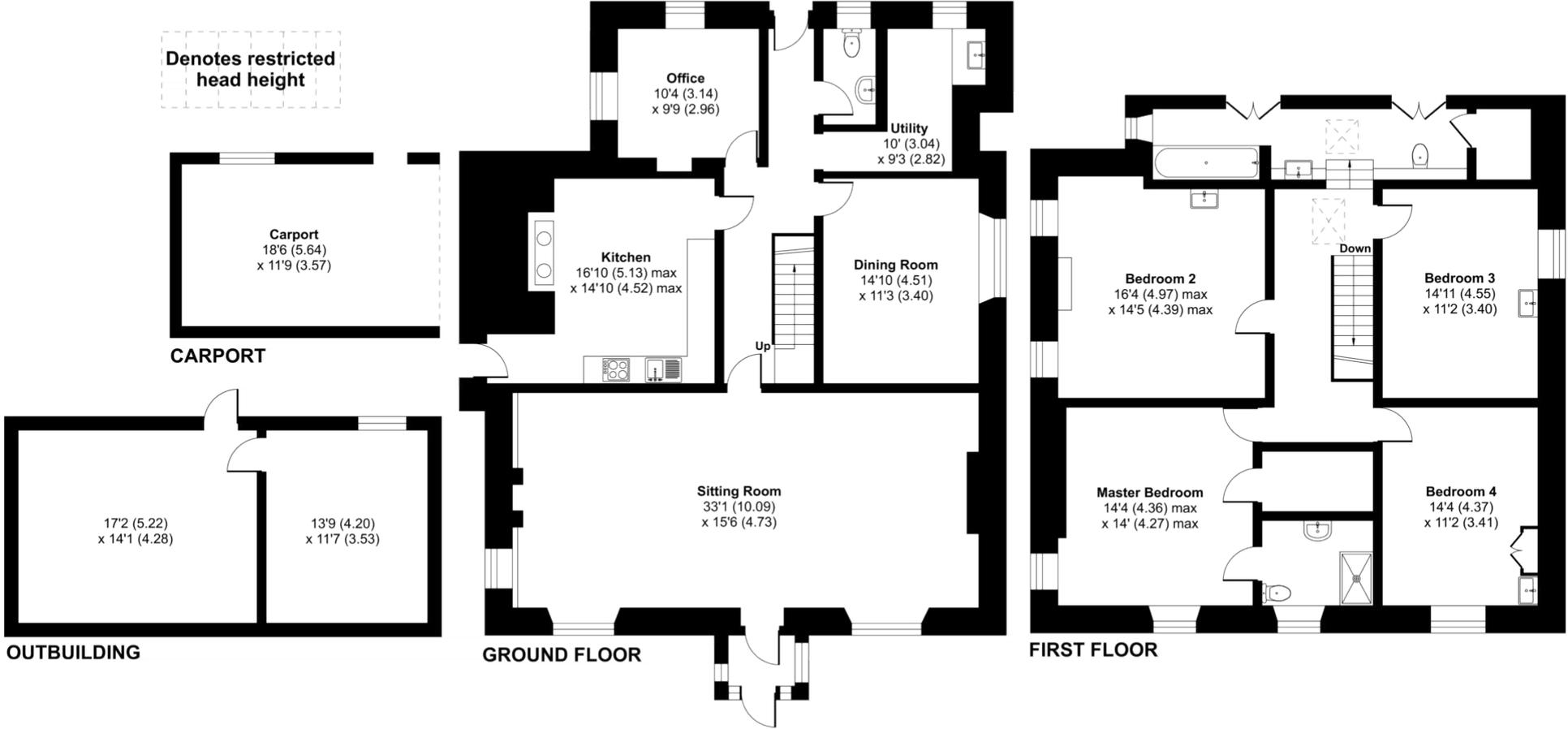
# Point Green, Devoran, Truro, TR3 6NJ

Approximate Area = 2542 sq ft / 236.1 sq m (exclude carport)  
 Limited Use Area(s) = 28 sq ft / 2.6 sq m  
 Outbuilding = 408 sq ft / 37.9 sq m  
 Total = 2978 sq ft / 276.6 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2024. Produced for Rohrs and Rowe. REF: 1191995



**Services:** Mains water. Private drainage. Mains Electricity. LPG Gas heating & hot water.

**Directions:** What 3 Words: quality.coasting.munch

From Point Quay, travel uphill to the Green where there is a small lane leading to an old water pump and the property is just beyond this.

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