



Polscatho  
Penpol, Devoran  
Truro, Cornwall  
TR3 6NP





5 Bedrooms  
4 Reception Rooms  
3 Bathrooms  
213 Sq. Metres  
**Guide Price**  
**£995,000**



## An exciting refurbishment or redevelopment opportunity on one of the largest plots in this waterside village.

Located within a sought after waterside village stands this most unique property on one of the largest plots in the village. Within generous gardens the house provides superb south-easterly views towards Restronguet Creek.

Originating from the 1930's the property has plenty of character, and it's extensions in the 1970's have provided ample space. Now requiring refurbishment the sale provides an opportunity to create a superb home on a large quiet plot with water views.

A sweeping driveway leads through the front gardens and around to the rear of the house where there is plenty of parking and a double garage. Steps leads up from the drive to the front porch which leads through to the centre hall. To one side is a lovely dining room with a bay window which provides good views over Restronguet Creek. A serving hatch looks through to the adjoining kitchen which has a range of base and wall mounted cabinetry, an induction hob and built in oven and a stainless steel sink below a window looking out to the side of the property. A door leads into a conservatory.

In the centre of the home is a large (27' x 12') sitting room with picture windows overlooking the front garden. Behind this room is a study. Stairs from this room lead up to a converted loft which provides two bedrooms. At the opposite end of the house is a ground floor master bedroom, two additional double bedrooms and a shower room. There is also a family bathroom just outside the study. To the rear of the kitchen is a very large utility room.

With over 2200 sq.ft (212sq.m) of living space on a plot of just under half an acre, there is ample space for a refurbished or re-built modern home. Or potentially multiple homes (subject to planning permission).

The garden slopes gently upwards from front to back which also creates an opportunity to create a reverse-living home with potentially level access to the rear from the first floor to the garden.

Buyers or developers with vision and imagination are encouraged to view this very unique opportunity in one of the most popular waterside villages in Cornwall.









# Surrounding Area

On the shores of Restronguet Creek in an Area of Outstanding Natural Beauty lies the waterside village of Penpol. Many think that this part of Cornwall is the most beautiful, the combination of trees and water showing off nature at its very best.

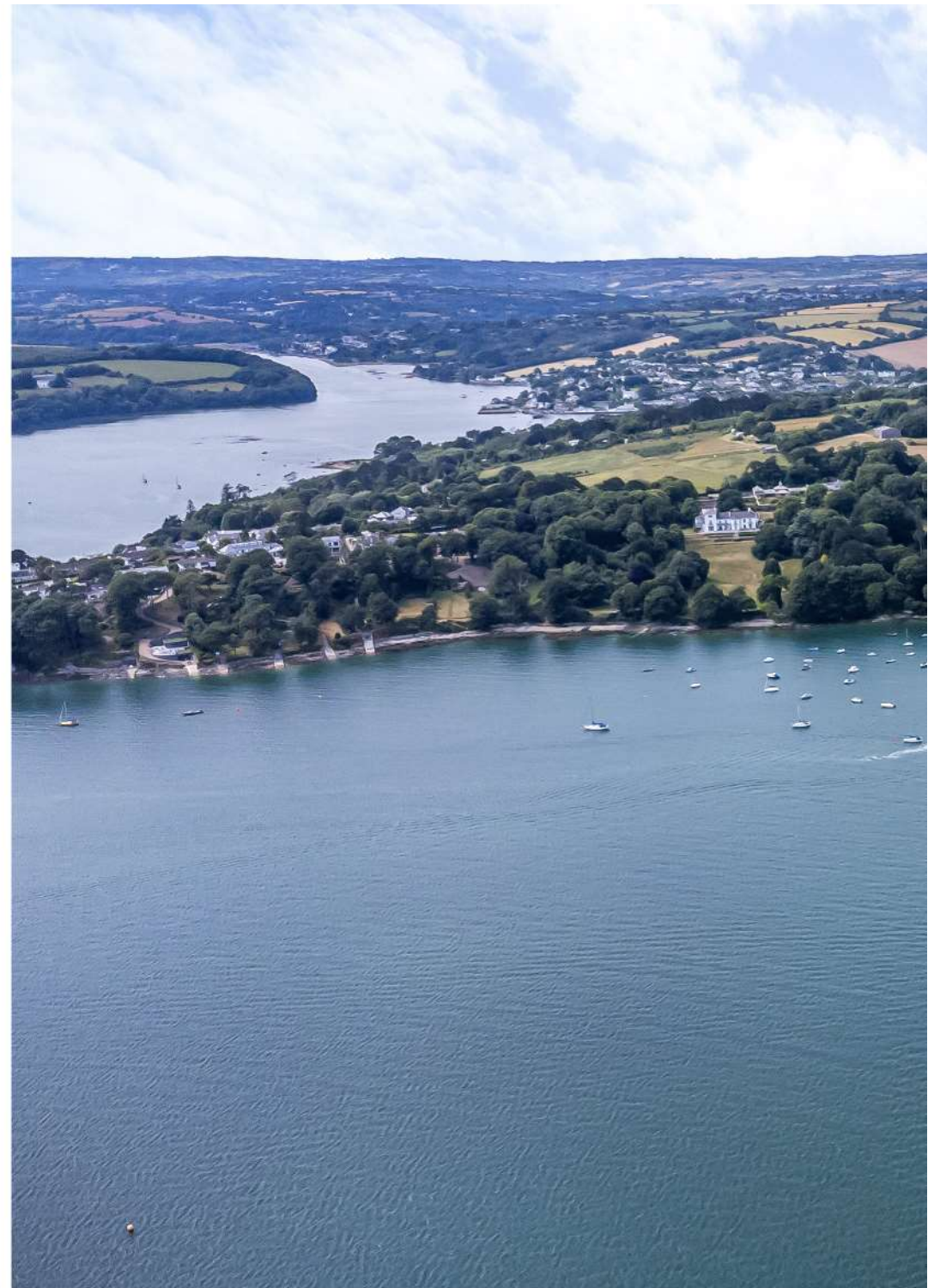
The Cathedral city of Truro lies approximately five miles to the north and Falmouth about nine miles to the south.

Connecting the two is the River Fal which offers excellent sailing in the main river or numerous small creeks to explore.

Penpol boatyard is around 400 metres distant and Mylor Yacht Harbour approximately eight miles away by road.

## DIRECTIONS

From Truro take the A39 south towards Falmouth. Take the first exit at the Carnon Downs roundabout onto Gig Lane as signposted for Point and Come to Good. Proceed along this road without deviation for approximately 1.5 miles turning right as signposted for Point and Devoran. At the grass triangle, turn left and then left again and the house will be found on the left.



### Ground Floor

Approx. 169.4 sq. metres (1823.4 sq. feet)

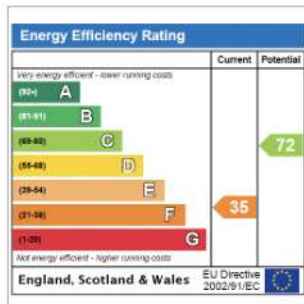


### First Floor

Approx. 43.4 sq. metres (467.6 sq. feet)



Total area: approx. 212.8 sq. metres (2290.9 sq. feet)



#### Additional Information

The property has oil fired central heating, mains water and private drainage. The property is rated F for council tax. The house has been tested and is clear of mundaic.

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