



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9581

Guide £625,000

26 Belmont Terrace,
Devoran, Truro, Cornwall, TR3 6PX

FREEHOLD



In a delightfully tranquil hidden location close to the heart of the creekside village of Devoran, a superb character cottage at the end of the sought after Belmont Terrace. With charming 4 bedroomed, 3 reception roomed gas centrally heated accommodation, complemented by long south facing front garden, detached double garage, timber studio and parking for 2-3 cars.





SUMMARY OF ACCOMMODATION

Ground Floor Glazed entrance porch, inner hall, sitting room, kitchen/breakfast room, snug, utility room, cloakroom/wc.

First Floor Landing, 4 bedrooms (2 doubles 2 singles), family bathroom. Store room/office.

Outside Detached double garage, parking for 1-2 cars. Rear courtyard with parking for 1 car and detached timber studio. Long south facing garden with broad full width paved sun terrace.

DESCRIPTION

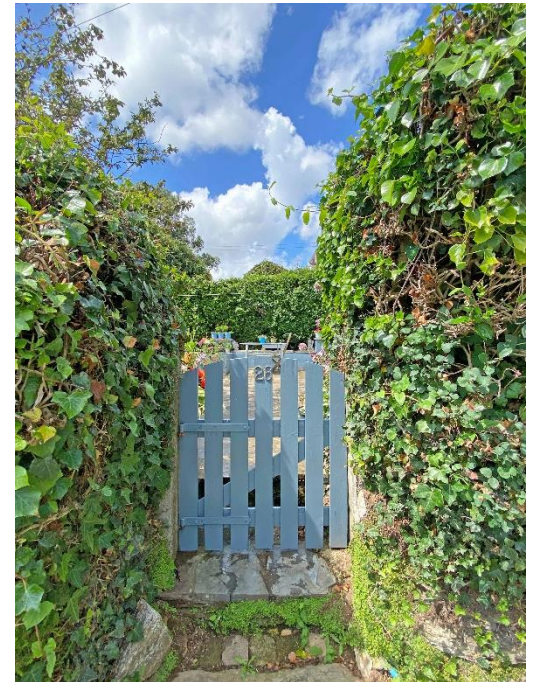
The availability of 26 Belmont Terrace represents a rare and exciting opportunity to acquire a classic period home located right in the heart of the sought after creekside village of Devoran. Belmont Terrace sits above the prominent Georgian St John's Terrace in a much more hidden and tranquil environment with virtually no passing traffic but just a short walk from village amenities, The Old Quay Inn pub and Devoran quay and waterfront.

Number 26 is the very last of this long attractive terrace and is non-Listed, with charming double fronted white rendered elevations under a composite slate roof with attractive three quarter length sash windows. The property has been well cared for and improved during the client's ownership with gas centrally heated accommodation but equally offers great scope for further improvement. The property has the rare



and important asset of two freehold off-road parking spaces to the front plus an additional single parking space in its rear courtyard. There is also the important asset of a detached double garage with electric roller door.

From the front parking area or from a gated pedestrian access into the garden, the most common entrance to the house is through an attractive half glazed entrance porch which opens to an inner hall with staircase ascending to first floor and doorways into the front reception rooms. To the right is a charming sitting room with exposed stone chimney breast with brick lintel and attractive alcove shelving to either side. The woodburner is not currently plumbed in so would require installation. To the left of the entrance is a snug/study with doors into a large rear utility room with cloakroom/wc and access into the rear courtyard garden. The kitchen/breakfast room is of good size and ripe for refurbishment and improvement and comfortably accommodating a six seater breakfast table.



On the first floor there are four bedrooms (two doubles and two singles), one currently used as an office. The outlook from the three bedrooms on the front is lovely with far reaching views over rooftops to the unspoilt countryside of the Mylor peninsula beyond with glimpses of Devoran creek. There is also a view to the side over trees and rooftops to Restronguet Creek in the distance. Completing the first floor is a decent sized family bathroom and a store room which has great potential to create an en-suite to the principal bedroom or indeed a cot room or study depending upon the wants and desires of an incoming purchaser.

To the rear of the house is a courtyard garden with gated access onto a side alley and parking space for one car. There is also a useful detached timber studio ideal as a home office/gym/children's rumpus room. The front cottage garden is a real suntrap enjoying a bright south westerly aspect and a perfect sheltered environment for green fingered plantsman. There is a broad full width paved sun terrace ideal for barbecues, alfresco dining and a gently sloping lawn interspersed with flowerbeds, borders and shrubs with a useful timber garden implements shed.

All in all, a charming village home offering great scope for further improvement in a wonderful tranquil location in the sought after creekside village of Devoran. Early viewing highly recommended to avoid disappointment.





LOCATION

Belmont Terrace lies within a conservation area in the sought after village of Devoran located directly behind the well known Grade II Listed St John's Terrace, right in the heart of the village just a short walk away from all amenities. Amenities within the village include a church, a popular community hall with an active social calendar, doctors surgery, regular bus service, one of the most sought after primary schools in the county and a public house with views across the creek. The Old Tram Road leads beside the creek from the village of Point and is popular with walkers and cyclists. The nearby port of Falmouth was recently voted by readers of the Sunday Times as 'The best place to live in



Britain' and has excellent sailing facilities, shopping, cafés and restaurants either on the harbourside or overlooking the beaches on Falmouth Bay. Truro is only about 4 miles away and is the capital city in the county with many national retailers, clubs, societies and events. The city has a multi screen cinema and the Hall for Cornwall theatre which has just undergone a multi mullion pound refit and three private schools as well a mainline train station.



The surrounding around is particularly unspoilt and has access onto the Carrick Roads which offer some of the finest and safest day sailing waters around the United Kingdom. There are numerous boat yards, moorings and pontoon berths available nearby and plenty of clubs providing racing and social events. Only a couple of miles away is the National Trust owned Trelissick country house estate which runs down to the upper reaches of the Carrick Roads and has wonderful walks as well as other facilities on site.



GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR3 6PX.

SERVICES Mains water, drainage, electricity and gas.

COUNCIL TAX BAND E (see www.mycounciltax.org.uk).

DIRECTIONS From Truro proceed south on the A39 heading towards Falmouth. At the bottom of the dual carriageway (Carnon Downs bypass) take the first exit at the roundabout into Devoran. At the T-junction turn left and turn right at the mini roundabout onto Devoran Lane. Follow this road down past the church and passing the park on the right hand side all the way down along St John's Terrace to The Old Quay Inn pub. Just prior to the pub turn up left passing the chapel on the right hand side and turn left into Belmont Terrace where the double garage and parking area for the property will be found on the right hand side.

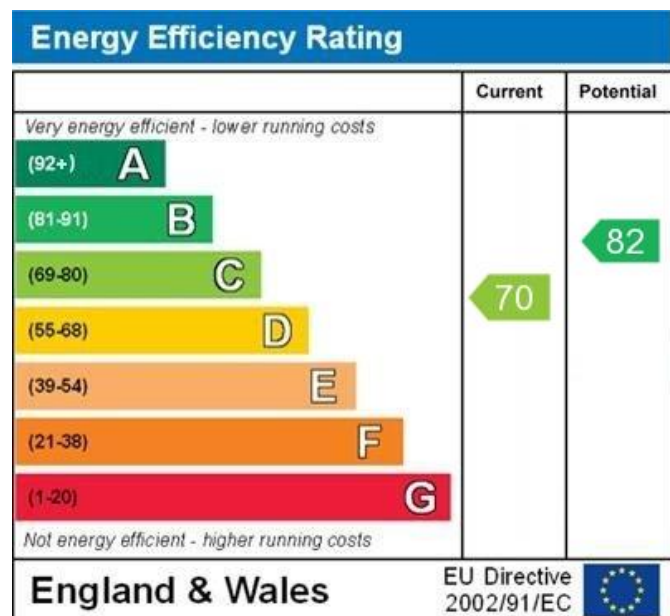
AGENT'S NOTE 1 The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

AGENT'S NOTE 2 Double garage – Buyers should be aware that the two skylight windows in the garage will need replacing. They were damaged by a falling tree which has allowed water ingress through the damaged window seals. For further information please contact Lillicrap Chilcott.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



Not to scale – for identification purposes only.

Belmont Terrace, Devoran, Truro

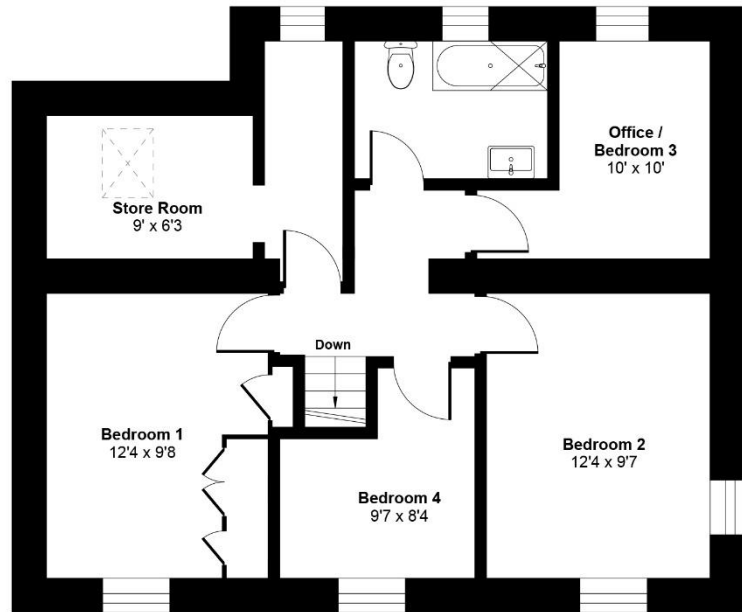
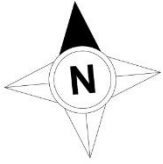
Approximate Area = 1367 sq ft / 126.9 sq m

Garage = 271 sq ft / 25.1 sq m

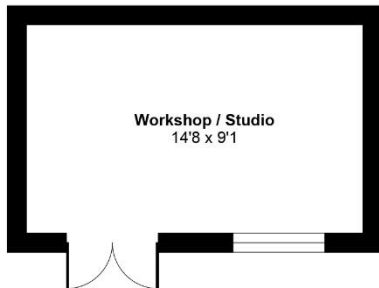
Outbuilding = 133 sq ft / 12.3 sq m

Total = 1772 sq ft / 164.3 sq m

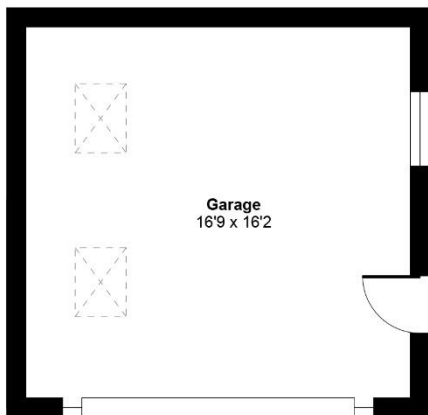
For identification only - Not to scale



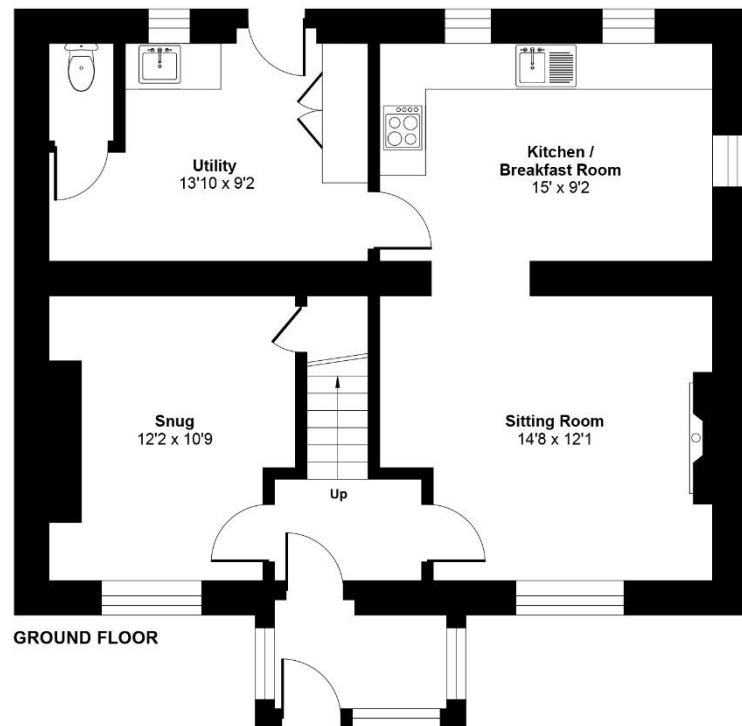
FIRST FLOOR



OUTBUILDING



Garage
16'9 x 16'2



GROUND FLOOR





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