

STAGS

The Lookout







The Lookout, Point Road

Nr Devoran, Truro, Cornwall, TR3 6NZ

Truro 5 miles Falmouth 10 miles St Agnes 11 miles

A superb 4/5 bedroom detached home within generous gardens. Beautifully presented and featuring superb waterside views.

- Detached Family Home
- 36 Ft Kitchen/ Dining Room
- Sought-after Village
- Decorative Gardens
- Freehold
- 4/5 Bedrooms
- Super Creek Views
- Beautifully Presented
- Log Burner & Aga
- Council Tax Band - F

Guide Price £950,000

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LOCATION

Comfortably nestled along a leafy, tree lined lane in the ever desirable village of Point, this wonderful home offers a perfect blend of tranquillity and scenic living. A variety of picturesque walks can be enjoyed directly from the doorstep, leading down to the creek or over the hill to Loe Beach for those with more ambition. The renowned National Trust estate of Trelissick, with its beautiful woodland and parkland, is just a short drive away.

This charming hamlet sits on Restronguet Creek, an unspoilt tidal estuary that opens into the excellent day sailing waters of the Carrick Roads. Despite its peaceful setting, the property remains conveniently close to the vibrant centres of Truro and Falmouth.

Ideally positioned to embrace village life, the property is within a short stroll of the historic quay at Point, complete with a slipway, perfect for launching small craft suchlike boats, kayaks, and paddleboards. The village also hosts its own summer regatta, a much loved social occasion for residents and visitors alike.

Set within a quiet residential area, the property enjoys close proximity to both Loe Beach and the scenic coastal footpath, offering an exceptional balance of tranquillity and accessibility. Beautifully presented and thoughtfully updated throughout, the home has been enhanced to suit modern living while retaining its distinctive charm.

DESCRIPTION

As its name so aptly suggests, 'The Lookout' enjoys a commanding, southerly facing position, perfectly oriented to capture truly spectacular panoramic views across the creek. Its elevated setting ensures these vistas are maximised to their full potential, creating a constant connection with the surrounding waterscape.

The accommodation is elegantly arranged in a classic yet highly versatile arrangement. To the first floor are three beautifully proportioned double bedrooms, all benefiting from water views, most notably the two principal front facing rooms, where striking angular windows frame the enchanting outlook to dramatic effect. These are served by a well appointed family bathroom.

The ground floor forms the heart of the home, centred around an impressive 36-foot open-plan kitchen and dining space. Finished with rich oak flooring, this area is both stylish and functional, featuring an extensive range of cabinetry and an Aga, ideal for both everyday living and entertaining on a grander scale. Radiating from this central hub is a thoughtfully designed collection of versatile reception and ancillary spaces, including an entrance hall with adjoining utility/w.c, a boot room or occasional bedroom, and a superb principal sitting room with log burner and an adjoining garden room that seamlessly connects the indoors with the surrounding landscape. A further snug lounge equally suited as a ground floor bedroom along with a contemporary shower room/w.c and an additional garden room, provide exceptional flexibility for modern living.

The property has been meticulously maintained and presented to an exacting standard throughout. Only an internal inspection can fully appreciate the quality, attention to detail, and unique lifestyle offering this exceptional home provides.













OUTSIDE

Behind private gates, the driveway opens onto an impressive plot of approximately one third of an acre, offering a sense of exclusivity and seclusion. The beautifully landscaped grounds are predominantly laid to lawn, framed by impeccably curated borders rich with established trees, ornamental shrubs, and vibrant seasonal planting. Winding gravel pathways meander gracefully through the gardens, enhancing both its charm and usability.

To the front, an elegant decked terrace provides a superb vantage point, perfectly positioned to capture far reaching views over the creek and beyond, an exceptional setting for alfresco entertaining or quiet relaxation.

The rear garden has been thoughtfully designed as a series of distinct outdoor seating spaces. A raised terrace, partially finished with decorative chippings, centres around an ornamental fish pond, creating a tranquil focal point. Beyond, an expansive decked area offers an idyllic space for sunbathing and outdoor dining in complete privacy.

Further enhancing the grounds is a substantial timber store/ tool shed, all surrounded by an abundance of carefully selected planting that ensures year-round colour and interest. Additionally a detached garage, complete with a roller door and a separate personal side door, is fitted with workbenches, providing excellent practicality tastefully tying in alongside the property's refined aesthetics.

SERVICES

Mains electricity and metred mains water are connected. Oil fired central heating. Septic tank drainage.
Broadband: Superfast up to 80 Mbps (Ofcom).
Mobile phone: 02, EE, Three and Vodaphone are likely (Ofcom).
Flood Risk - Very Low.
Conservation Area - No.
Satellite and Fibre - Sky and BT are available (Ofcom).
Council Tax Band - F
TPO's - Yes
EPC - E

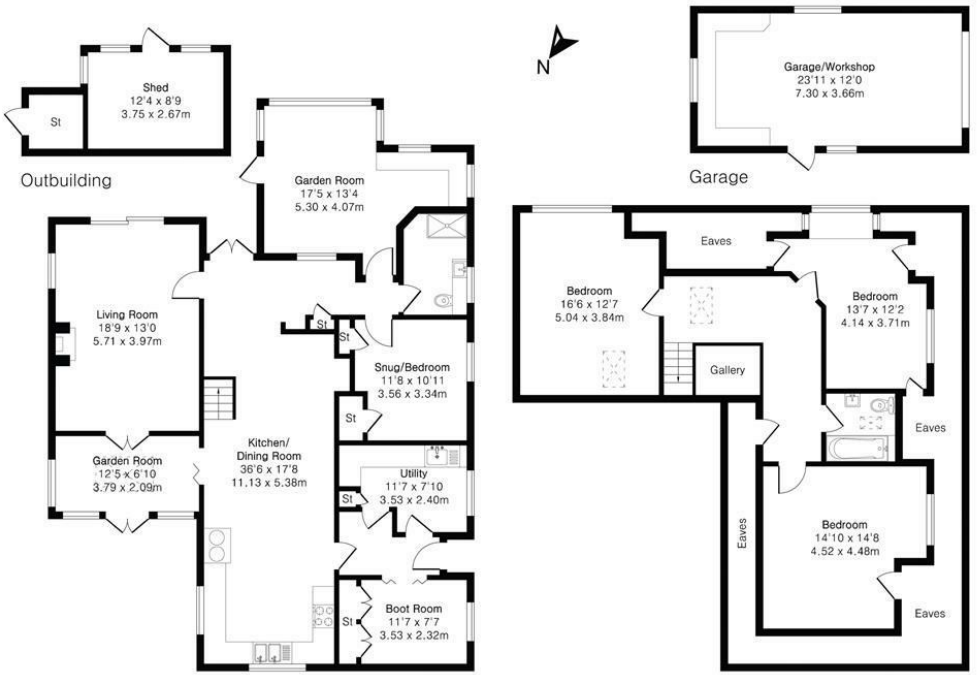
VIEWINGS

Strictly and only by prior appointment via Stags' Truro office.

DIRECTIONS

After leaving Truro city, Falmouth/ Penryn bound on the A39 take the first exit off the Carnon Downs roundabout onto Gig Lane and continue, this lane becomes Point Road where you bear to the right at the fork in the road, 'The Lookout' can be found as you continue on the left hand side.

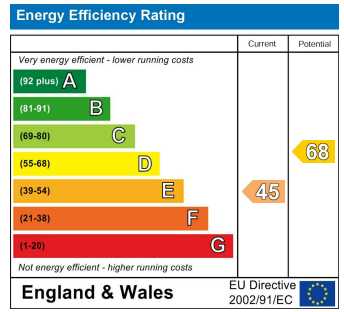
Approximate Gross Internal Area 2189 sq ft - 203 sq m
(Excluding Garage & Outbuilding)
Ground Floor Area 1431 sq ft – 133 sq m
First Floor Area 758 sq ft – 70 sq m
Garage Area 288 sq ft – 27 sq m
Outbuilding Area 134 sq ft – 12 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

STAGS



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