

Grosse Point

FEOCK



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ESTATE AGENTS

**Grosse Point, Feock,
Truro, TR3 6QX**
£1,750,000

- *Prestigious Leafy Suburb Village just Outside Truro*
- *Extraordinary Architect Designed Detached Residence of Striking Contemporary Design*
- *Huge Specification Including Villeroy & Boch Sanitary Ware, Underfloor Heating, Stuv Wood Burning Stove, EV Charger & Sonos Sound System*

Nestled in the prestigious Feock area of Truro, this extraordinary architect-designed residence offers the ultimate combination of contemporary luxury, versatile living, and outstanding craftsmanship. Completed in 2015 and conceived by renowned architect Lilly Lewarne, Grosse Point sits on a generous half acre plot providing privacy, space and an elegant setting for modern family life. From the electric gated entrance and double garage to parking for eight or more vehicles, every detail has been carefully considered to create a home that is both practical and inspiring.



- ***Four Double Bedrooms including Luxurious Principal Master Suite***
- ***Four Sumptuous Bathrooms & Two Cloakrooms***
- ***Self Contained Office/Games Room with Independent Access***
- ***External Kitchen Featuring BBQ, Pizza Oven, Bar & Villeroy & Boch Hot Tub***
- ***Integral Double Garage, Beautiful Gardens & Established Planting Extending to Approximately Half an Acre***

The interior of the house is designed for effortless modern living. The ground floor is equipped with underfloor heating and Ted Todd engineered oak flooring and features a spacious, light-filled, split level living area complete with a Stuv inset wood-burning fire, perfect for cozy evenings with family or entertaining guests. The Nolte kitchen is a showpiece, complete with Miele appliances, Silestone quartz worktops, a Quooker kettle tap and integrated Sonos in-ceiling speakers, creating a seamless environment for cooking, dining and entertaining. A fabulous external kitchen, featuring a built-in BBQ, pizza oven, fridge, sink and bar makes alfresco dining and social gatherings effortless.

A versatile utility area fitted with Miele appliances adds practicality to daily life. The home's intelligent design ensures seamless connectivity with extensive internal and external WiFi coverage and pre-installed wired points, while an MVHR system maintains fresh air circulation throughout.



This residence offers four double bedrooms, three of which benefit from stylish en-suite bathrooms with Villeroy & Boch sanitary ware, ensuring comfort and privacy for all members of the household. An additional versatile snug provides the perfect fifth bedroom, guest space, or secondary living area, offering flexibility to suit modern family needs.

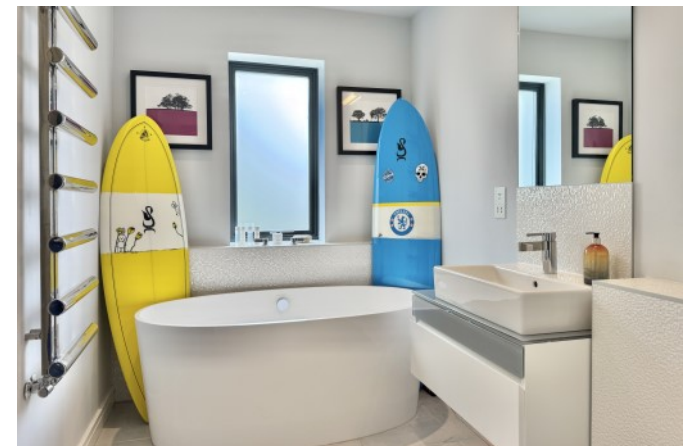
Accommodating both family life and modern work-from-home needs, the property benefits from a versatile self-contained office and games room. With both independent and interconnecting access, this space is fully equipped with heating, cloakroom, TV, data and WiFi connectivity and offers superb potential to create independent living accommodation or indeed an annexe.





Beneath the office, the integral double garage features electric insulated sectional doors, providing secure and convenient access.

Externally, Grosse Point is equally impressive. A Spanish hooked slate roof, Thermowood timber cladding, K Rend through-colour render and Portuguese granite facing create a distinctive and enduring façade. Powder-coated aluminium double and triple-glazed windows and doors ensure energy efficiency, while the bespoke oak front door, marble terrace and Millboard decking add elegance and practicality. The Villeroy and Boch hot tub, extensive external lighting system predominantly by Collingwood, and beautifully landscaped outdoor areas provide the perfect setting for entertaining or relaxing in complete privacy.



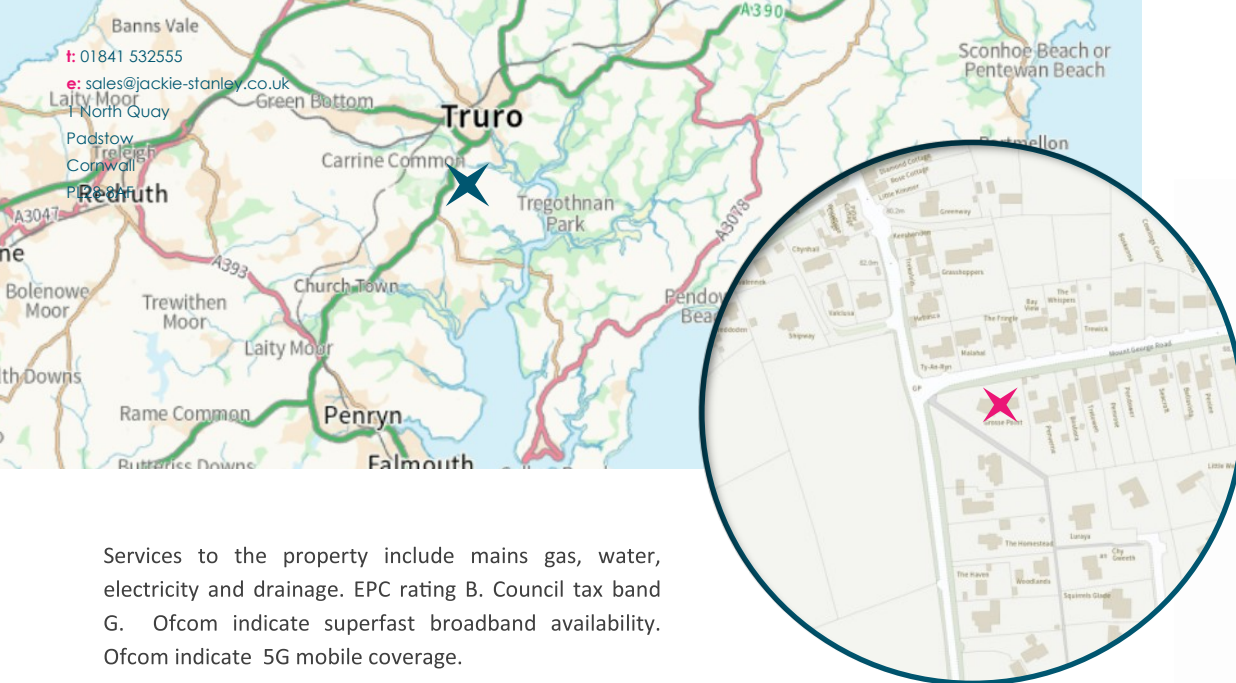


Sustainability and modern convenience are at the heart of the design. The home benefits from mains drainage, gas, water, and electricity as well as an EV charger. Energy efficiency is rated B, reflecting the careful attention to reducing environmental impact and running costs. Pre-installed CCTV cabling enhances security, while the intelligent layout maximizes natural light and space, creating a home that is as functional as it is beautiful.

This exceptional property represents a rare opportunity to acquire a contemporary, architect-designed home in one of Truro's most desirable locations. With luxurious finishes, versatile living spaces, and extensive outdoor entertaining areas, it is ideally suited to modern family life. Every detail reflects quality, sophistication and thoughtful design. This is more than a home—it is a lifestyle, combining elegance, comfort and practicality in a truly outstanding setting.







Services to the property include mains gas, water, electricity and drainage. EPC rating B. Council tax band G. Ofcom indicate superfast broadband availability. Ofcom indicate 5G mobile coverage.

Feock is one of Cornwall's most desirable waterside villages, renowned for its natural beauty, tranquil surroundings, and close-knit community. Situated just a few miles south of Truro, the village enjoys an enviable position on the Carrick Roads, an extensive tidal estuary known for sailing, kayaking, and breathtaking views across the Fal River. Residents enjoy immediate access to a wealth of outdoor pursuits, from coastal and woodland walks to watersports and exploring the nearby National Trust Trelissick Gardens.

Despite its peaceful setting, Feock offers excellent connectivity. The city of Truro, with its vibrant shopping scene, restaurants, and mainline rail services to London Paddington, is just a short drive away. The charming sailing town of Falmouth, with its bustling harbour, beaches, and cultural attractions, is also within easy reach. Feock combines a relaxed village atmosphere with convenience, offering a local church, village hall, and a strong sense of community spirit. The nearby Punchbowl and Ladle is both vibrant and cosy—a real hidden gem of a traditional local pub! For families, there are excellent schooling options in the surrounding area with several highly regarded private schools, while professionals and retirees alike are drawn to the village for its quality of life and proximity to Cornwall's south coast.

With its unique blend of countryside charm, riverside living, and easy access to both Truro and Falmouth, Feock is a truly exceptional location — one that perfectly complements the lifestyle offered by this contemporary residence.

To find Grosse Point, from Truro head south towards Morlaix Avenue (A39) and continue for approximately 0.7 miles. At the roundabout, take the first exit onto Arch Hill (A39) and follow for 1.9 miles. At the second roundabout, take the first exit onto the B3289 and continue for 0.8 miles. Turn left onto Mount George Road, where Grosse Point is the first property on the right-hand side. The Postcode for satellite navigation is TR3 6QX. What3words: giving.promoted.column

