



ROHRS & ROWE

Apartment 5
Porthgwidden
Feock
Truro
TR3 6SG

- Spacious apartment in historic coastal residence
- Beautiful waterside setting
- First floor position
- 1616 square feet of accommodation
- Impressive triple aspect living room with 2 balconies
- Generous, well appointed kitchen
- Master bedroom with access to broad balcony
- Guest bedroom with en suite
- 1 further bedroom
- Family bathroom
- Sizeable store that could potentially create a further en suite facility if required
- Garage & parking
- Over 6 acres of beautifully maintained parkland gardens
- Stunning water views
- Slipway & private beach
- Communal squash court
- EPC D



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SPACIOUS THREE BEDROOM FIRST FLOOR APARTMENT SET WITHIN A HISTORIC COASTAL MANSION AND BEAUTIFUL GROUNDS, WITH USE OF SLIPWAY STRAIGHT ON TO THE CARRICK ROADS.





PROPERTY

Porthgwidden is a fabulous Georgian coastal mansion built in circa 1830. It became and remains an architectural landmark property for the area, particularly from the water. The apartment stretches over a good area of the central, upper portion of this beautiful property and benefits from outstanding views over the stunning parkland gardens and out towards Carrick Roads beyond.

A major feature of the property is its impressive 24'1x 19'4 main living room. This space features high ceilings and a triple aspect, as well as two balconies. There is a smaller balcony to the front with another larger one to the side, which also links to the master bedroom making it perfectly placed for morning coffee. The guest bedroom has the benefit of an en suite and bedroom three has lovely views over the grounds. There is a large store to the rear which is currently accessed from the hallway, but this could have potential to create a further ensuite if required. The kitchen is a delight for any keen chef with ample space to prepare any gastronomic delight and views that overlook the pretty courtyard to the rear.

The property has access to the most spectacular grounds which extend to circa six acres in total creating a very tranquil oasis. There are both formal and informal gardens as well as a lovely area to sit and enjoy the sunsets. The front of the property features a wonderful terrace leading to parkland that flows right down to the foreshore and provides spectacular views across the water to the Roseland beyond. For those who enjoy boating or sailing, a deep water mooring could be available via the harbour master and the mooring blocks and ground tackle are included in the sale. There is a slipway offering easy access to the water and Mylor Harbour offers extensive facilities and is visible from the beach. In addition there is a communal squash court as well as a private garage and ample parking.



LOCATION

Porthgwidden is set in an enviable position with its extensive grounds fronting the famous Carrick Roads which are regarded as some of the best sailing waters in the UK.

Restronguet Point sits on the edge of the pretty village of Feock with its attractive beach offering many activities such as sailing, kayaking and fishing to note just a few. Truro offers the county's leading facilities for shopping and administration as well as many sports facilities, including tennis courts and two golf courses. Mylor Harbour provides fabulous facilities for sailing and Falmouth is a great destination with many great bars and restaurants. The Roseland Peninsula is also easily accessed via the King Harry Ferry, with the Hotel Tresanton as a favourite for fine dining.

Loe Beach: 0.4 Miles • Trelissick Gardens: 1.8 Miles • Truro: 5 Miles • Mylor: 7 Miles • St Mawes: 8 Miles (via King Harry Ferry) • Falmouth: 10 Miles • Newquay Airport: 24 Miles

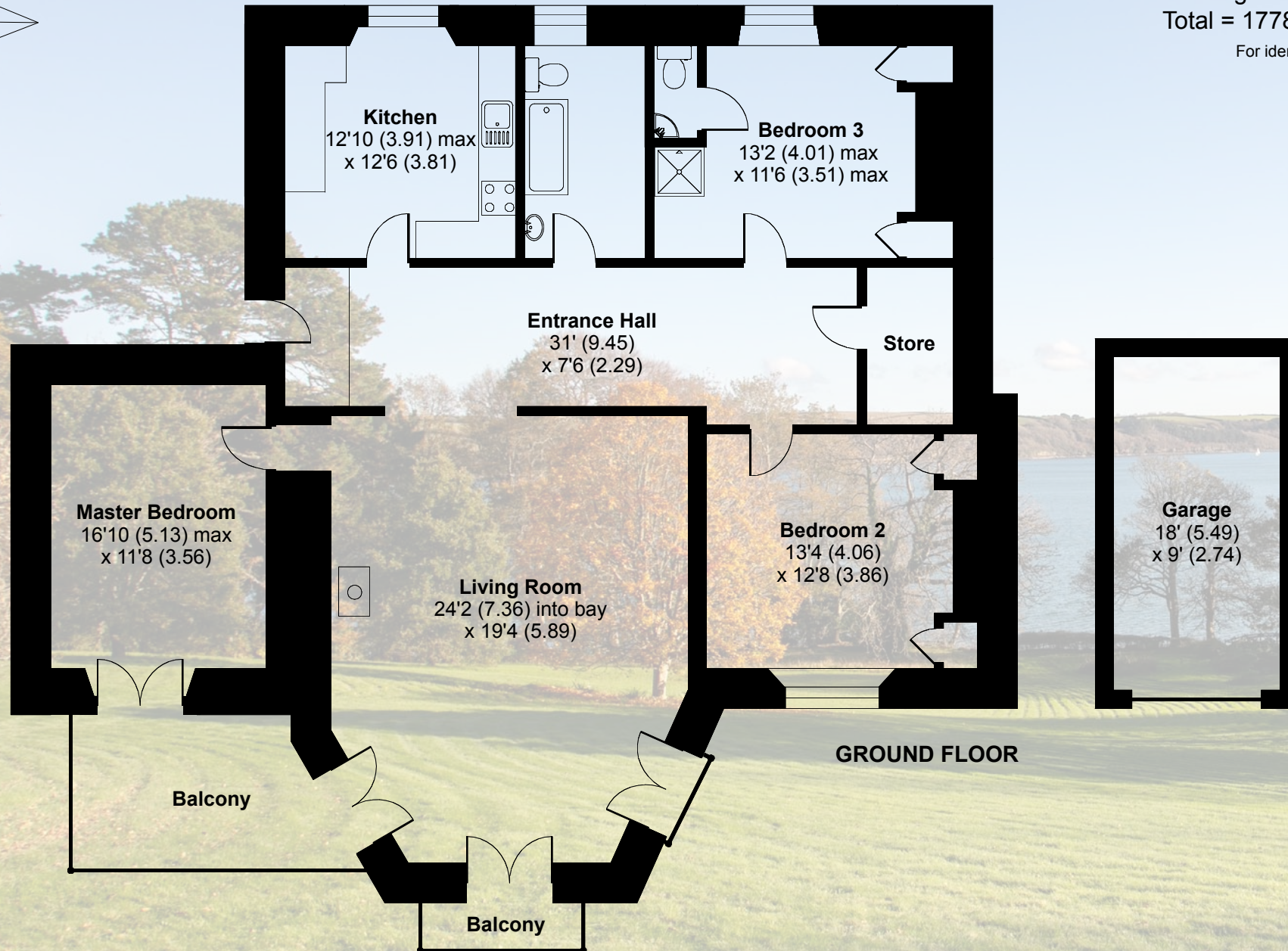
Porthgwidden, Feock, Truro, TR3 6SG

Approximate Area = 1616 sq ft / 150.1 sq m

Garage = 162 sq ft / 15 sq m

Total = 1778 sq ft / 165.2 sq m

For identification only - Not to scale



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Rohrs and Rowe. REF: 783752



Services: Mains electricity and water. Shared private drainage.

Tenure: Leasehold. The remainder of a 999 year lease, starting from 1965. The freehold is vested in Porthgwidwen Estate Limited which is owned by the eight apartment owners.

Directions: From Truro take the A390 towards Falmouth. At Playing Place roundabouts, take the turning for Feock. Proceed in to Feock and continue down the hill and as you turn the right-hand corner on to Restronguet Point, the entrance to Porthgwidwen is directly ahead of you.

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