

CARINYA
LOE BEACH

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CUNLIFFE

Carinya, Green Close, Feock, Truro TR3 6SF

A detached property set in large, private gardens above Loe Beach with far reaching views across and down the Fal Estuary. Available for sale for the first time in nearly 60 years.

- 3 double bedrooms • 2 bathrooms • Kitchen • 2 reception rooms
- Detached garage/workshop • Outdoor pool • First sale since 1963
- Far reaching water views • Huge scope for rebuild
- In all 0.85 acre • 2085 sq ft (including garage)



SITUATION

At the head of the Carrick Roads, the village of Feock has a pretty church at its heart, with boatyard, deep-water moorings and sailing school at Loe Beach.

Just 5 miles away, the Cathedral City of Truro provides the main business links for Cornwall and offers an excellent shopping centre, Waitrose and private/state schooling, with a mainline link to London Paddington including overnight ‘sleeper’ service.

This part of South Cornwall is perhaps best known for its wonderful sailing and watersports with deep water moorings and first-class yacht marinas at Falmouth and Mylor. It also has one of the most wonderfully mild climates in the United Kingdom, ensuring some of the most spectacular gardens in the country including nearby (National Trust) Trellissick Estate.

THE PROPERTY

Built, we understand, in 1961, Carinya is one of just five detached properties in Green Close and is positioned at the top of Loe Hill, which leads down to Loe Beach.

The bungalow sits near the top of its generous and mature established gardens and grounds, with superb elevated views across and down the estuary taking in the Roseland Peninsula on the eastern shore.

Inside, the property is dated, but has obviously been lovingly maintained, and as such offers huge scope for remodelling, enlargement or indeed complete rebuild. At present there are three double bedrooms, with the largest of these having a dressing area and en suite bathroom. The sitting/dining room, garden room and kitchen all enjoy superb views over the gardens and estuary beyond.

GARDENS, GROUNDS AND OUTBUILDINGS

The large, mature gardens, extending to approximately 0.85 acre provide much colour, privacy and amenity space, and have been nurtured over a long period. At the north eastern corner of the plot, there is an additional gate onto the minor road in front. There is an outdoor swimming pool at the northern end of the property, a detached garage and workshop separated from the house by a sheltered courtyard. To the front of the garage, the driveway provides private parking for 3 cars.

SERVICES

Mains water and electricity, oil central heating and private drainage. LPG gas fire.

WHAT3WORDS LOCATION

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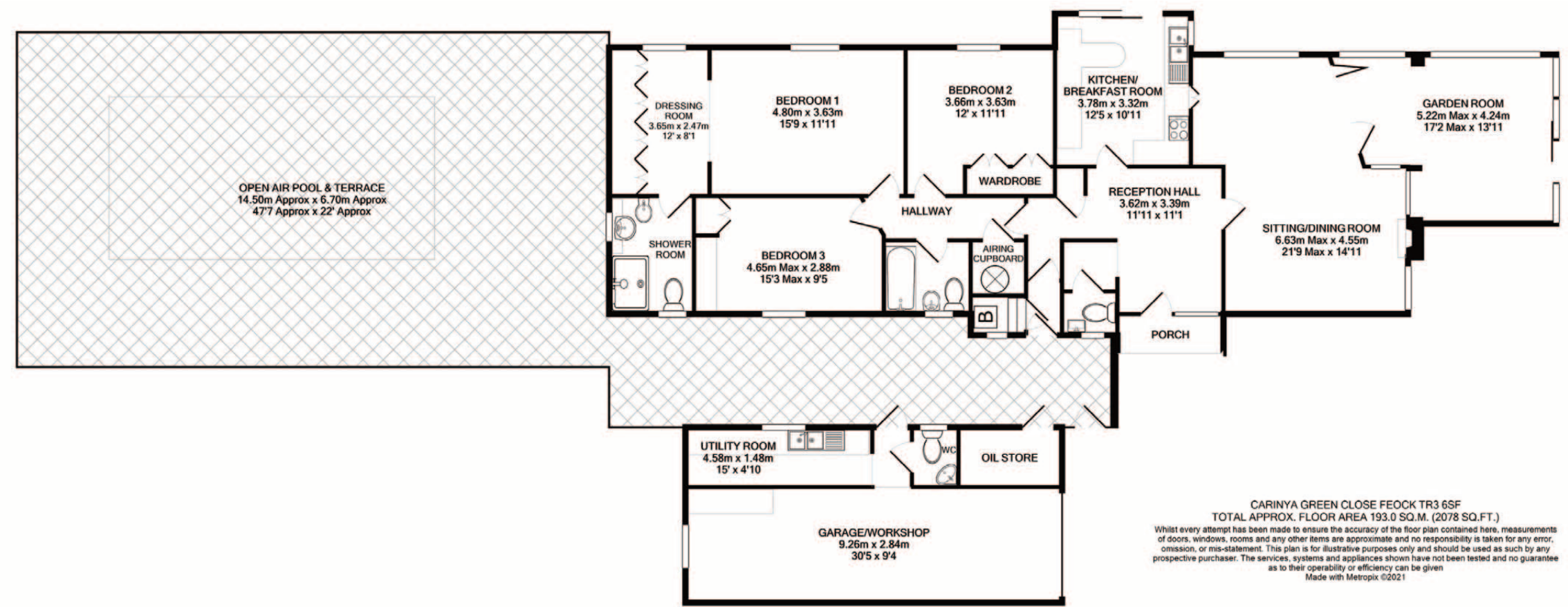
DISTANCES

Loe Beach 1/4 mile, Truro 5 miles, Falmouth 10 miles, Newquay Airport 24 miles

(All distances approximate)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		50 E
21-38	F	26 F	
1-20	G		



ANTI-MONEY LAUNDERING REGULATIONS

It is a legal requirement that we receive verified identification from all buyers before a sale can be formally instructed. Your cooperation on this matter is much appreciated to ensure there is no unnecessary delay in concluding a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FUNDING

Prior to agreeing a sale, our clients may require us to obtain a proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays and will inform you of what we require prior to agreeing a sale.

IMPORTANT NOTICE

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