

LAMBROOK ELMS
FEOCK

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CUNLIFFE

Lambrook Elms, Feock, Truro TR3 6RG

Spacious detached property with far reaching water views set in large gardens and grounds near the heart of the village.

- 5 bedrooms • 3 bathrooms • Elevated view over the Carrick Roads
 - Short walk to Feock Church and Loe Beach
- Heated swimming pool • Roof terrace • Integral double garage
 - Gated drive with ample parking
- Set in grounds of 0.5 acre • 3135 sqft area







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 ofTruro 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) Trelissick Estate.

THE HOUSE

Lambrook Elms is positioned just above the heart of the old village, centred around St.Feock Church to the north of Loe Beach. Indeed, from Lambrook Elms the beach is just a short walk down past the church on footpath.

We understand Lambrook Elms was built in the 1960’s to a design by the highly regarded local architects Taylor Crowther. Much of the original style still remains including the black and light blue family bath/shower room, frameless obscure glazed doors, glass-brick walling and mirrored shelves and cabinets in the sitting room. The property was later extended at both ends providing a large master bedroom suite overlooking the gardens while a new double garage was built on the seaward side of the house providing a fabulous roof terrace with far reaching views across the estuary to the Roseland Peninsula.

The house has been in the same ownership for 33 years.

GARDENS AND GROUNDS

Set back from the road quiet approach road,there is a large gated parking and turning area to the front of the house and garage. This tarmac drive continues down the side of the garage, past the swimming pool until reaching a yard area with three large timber sheds to one side and the boiler and filtration systems houses for the swimming pool to the other.

The house sits towards the front of its generous plot.At the north west end of the house is a terrace for afternoon sun

and this overlooks the sweeping lawns which are extremely private and interspersed with mature trees and camellias.

PLANNING NOTE

The current owners obtained planning consent for an additional dwelling in the rear garden. Planning reference PA19/01002

SERVICES

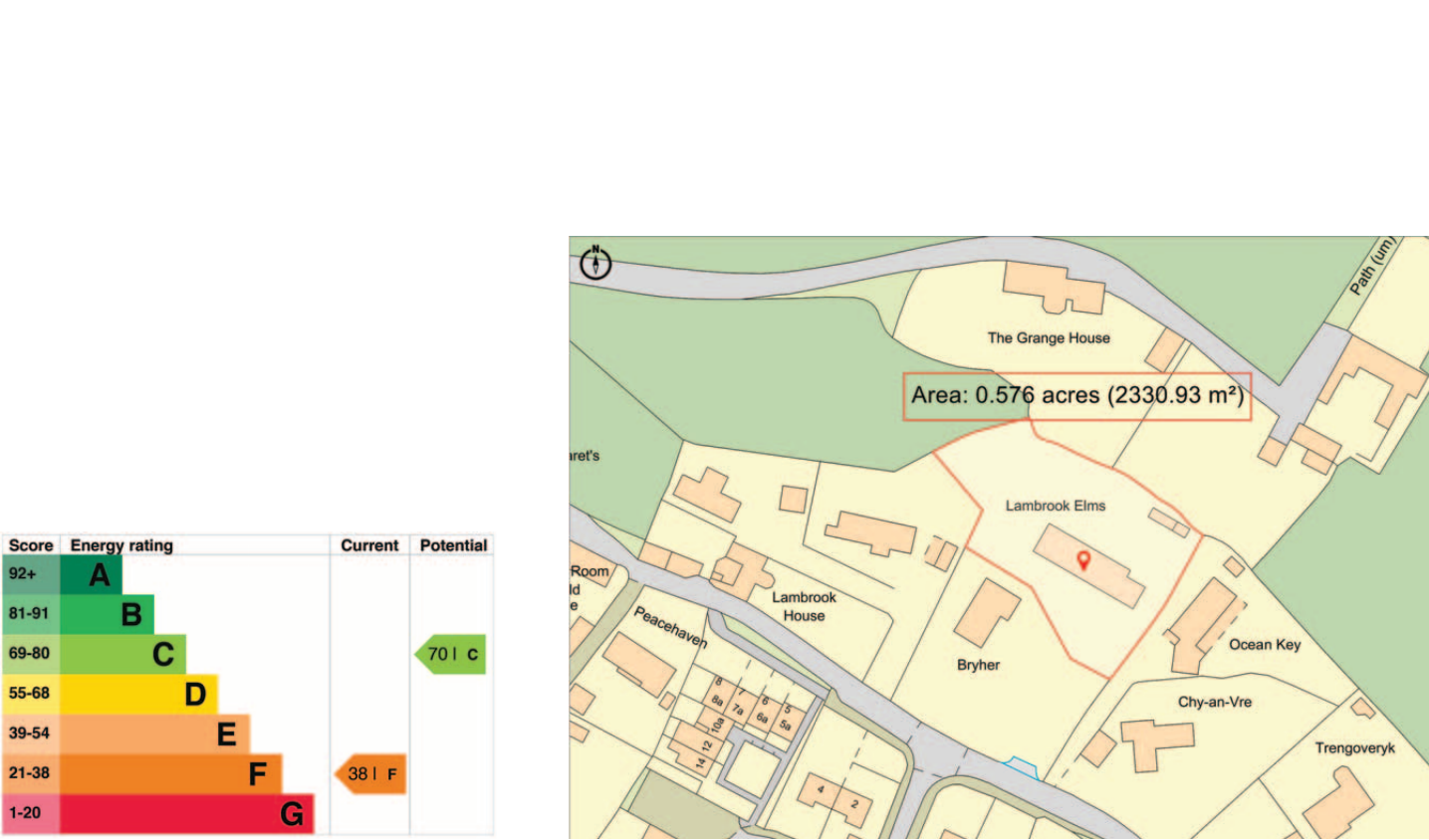
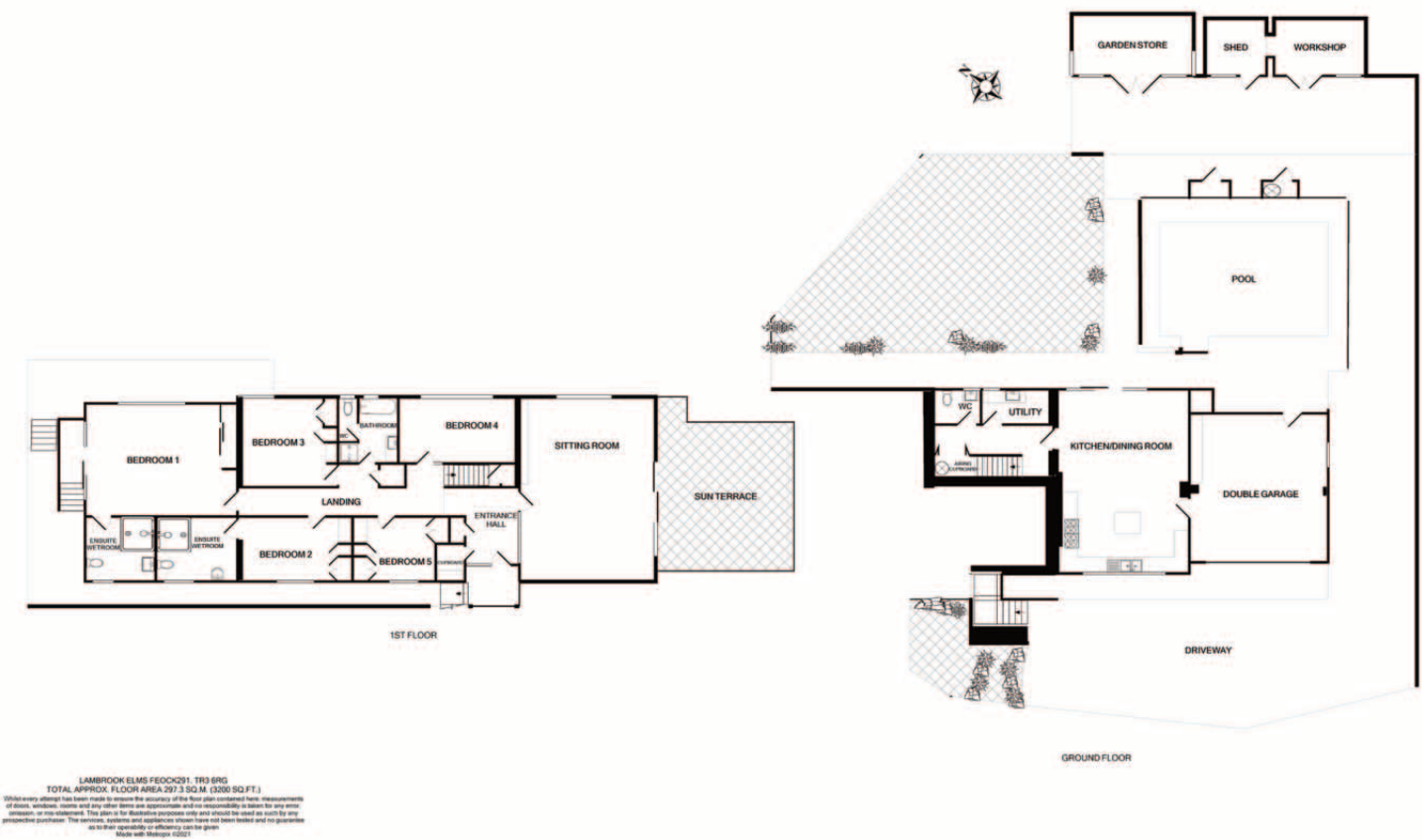
Mains water, electricity and drainage.

DISTANCES

Loe Beach 1/2 mile, Truro 5 miles, Falmouth 10 miles, Newquay Airport 24 miles
(All distances approximate)

WHAT3WORDS LOCATION

///airbase.king.structure



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